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HOUSING ELEMENT

April, 1976

City Planning Commission
Berkeley, California



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CITY OF BERKELEY PLANNING COMMISSION

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BERKELEY, CALIFORNIA 94704
APRIL 1976

CITY OF BERKELEY



COMPREHENSIVE PLANNING DEPARTMENT
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BERKELEY, CALIFORNIA

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- NEGATIVE DECLARATION -

MAY 24, 1976

IT IS HEREBY DECLARED that the project described below will not have a significant effect on the environment according to Environmental Impact Guidelines adopted by the City of Berkeley:

TITLE: HOUSING ELEMENT-CITY OF BERKELEY MASTER PLAN

The Housing Element defines and articulates the role the City of Berkeley can and should perform in the area of housing. The Element establishes housing goals and policies, identifies constraints and delineates a coordinated program of housing activities to be undertaken over the next five years by the City of Berkeley.

As part of the Master Plan, housing policies are related to policies on land use, transportation, open space, seismic safety, noise and citizen participation. Concurrently, the Element is a broad framework into which specific programs addressing housing conservation, University-related housing, housing finance, the development of new housing and housing services are integrated. The Element can also be used to measure the extent to which private and public actions are achieving City goals and responding to the community priorities expressed in policy statements.

Anyone concerned with this project may review the Housing Element and other materials composing the Initial Study on file in the Comprehensive Planning Department, 2030 Milvia Street, Berkeley, California 94704, (Phone: 644-6777).

The Planning Commission adopted this Negative Declaration on May 24, 1976.

THOMAS F. PEAK, Director
Comprehensive Planning Department

B_A_C_K_G_R_O_U_N_D_ - S_E_C_T_I_O_N_

- a. The Right to Present Reasons
- b. Freedom of Expression and Argumentation
- c. Right for Persons with Special Needs
- d. Equal Justice
- e. Responsibility for One's Own Life
- f. Equality Before the Law and Equality Before the Bar
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I. BACKGROUND SECTION

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I. INTRODUCTION

Background

The Housing Element defines and articulates the role the City of Berkeley can and should perform in the area of housing. The Element establishes long range housing goals and policies, identifies constraints and delineates a coordinated implementation program of housing activities to be undertaken over the next five years by the City of Berkeley.

If Berkeley is to reach its housing goals, the full cooperation of the private sector and all levels of government will be required. The Housing Element recognizes this in relating its programs to those of private individuals and organizations, public and non-profit institutions and other public agencies.

As part of the Master Plan, housing policies can be related to policies on land use, transportation, open space, seismic safety, noise and citizen participation. Concurrently, the Element is a broad framework into which specific programs addressing housing conservation, University related housing, housing finance, the development of new housing and housing services can be integrated. The Element can also be used to measure the extent to which private and public actions are achieving City goals and responding to the community priorities expressed in policy statements.

Development of the Housing Element

The State of California recognized the need for housing planning when it added Housing as a required Element for Master Plans. The Berkeley Planning Commission initiated work on this Element in 1972 by naming housing as its highest priority. The purposes of the Element are to:

- a) increase recognition of housing problems and needs;
- b) provide a benchmark from which progress on housing can be measured;
- c) set forth policies to guide programs that most effectively address the housing needs of all economic segments of the population;
- d) facilitate coordination between various agencies and cities and to relate housing to other City goals and policies; and
- e) propose a coordinated program to meet short and long range objectives.

Components of the Housing Element

The Background Section describes the housing supply in Berkeley and its ability to meet housing needs. Problems and constraints are described in terms of the housing goals of:

- The Right to Decent Housing
- Housing Maintenance and Improvement
- Housing for Persons with Special Needs
- Equal Access
- Responsibility for Housing Needs of University-Related Households
- Role of Neighborhood Residents and Community Organizations
- Development of New Housing

The second component defines Berkeley's Goals and Policies. Goals describe the housing aims Berkeley is striving to reach. Policies indicate the direction housing activities should take to reach these goals. Commentaries describe the intent and implications of the statements.

The Implementation Section describes an initial five year program to be undertaken by the City. These programs are related to other housing activities being carried out in the community by public agencies such as the Berkeley Housing Authority and the University of California and to private construction, rehabilitation and maintenance activities being carried out by developers and individual owners.

II. HOUSING SUPPLY

Changes from 1960 to 1970

This decade saw significant changes in Berkeley housing, locally and in comparison with regional trends. Most pronounced was the decrease in housing unit size from a median of 4.4 rooms in 1960 to 4.1 rooms in 1970. This is in contrast to the regional median size which remained constant at 4.7 rooms. During this period, household size in Berkeley declined from a median of 2.5 persons in 1960 to 2.0 persons in 1970. The proportion of dwelling units in apartment buildings (5 or more units) increased from 23.4% to 35.8% in 1970.

Like the region, the cost of housing in Berkeley increased sharply. Relatively speaking, median rents and median value of single family owner-occupied homes in Berkeley moved from slightly above the region's median to slightly below it. The median size of units in Berkeley, however, has declined more relative to the region than the median costs; thus, housing costs in Berkeley are actually increasing compared to the region as a whole, in terms of how much housing a given amount of money will buy.

Rental Housing

The 1970 Census provides the most detailed picture available of rental housing in Berkeley. Some changes in the housing stock have occurred since 1970, but the overall picture has not changed significantly. In 1970 almost two thirds of Berkeley housing was made up of rental units. Most had three rooms or less and only 6% had 6 rooms or more. Twenty per cent rented for \$100 a month or less in 1970; almost 13% rented for \$200 a month or more. The rent distribution was similar to the region but the distribution by unit size showed more small units and fewer larger units. The rent for older housing did not decline sharply. The median rent for units built between 1950 and 1959 was \$139 as compared to \$128 for units built before 1939. The median for the newest units, however, was \$170. Compared to regional totals Berkeley's older housing was much more expensive but the overall average is similar because Berkeley had a higher proportion of older units.

Owner-Occupied Housing

Owner-occupied housing made up almost one third of all occupied housing units in Berkeley in 1970. Seventy-four per cent of all owner-occupied housing in Berkeley was built before 1940 compared to the only 27% in the region as a whole.

The distribution of the units by value was similar to the region with only one per cent valued below \$10,000, around 45% valued from \$10,000 to \$25,000 and 54% valued above \$25,000. The distribution of housing by size is similar to the regional average with Berkeley having more large (7 or more rooms) units than the region (34% versus 27%) a smaller proportion in medium-sized units of five or six rooms (55% versus 62%) and a similar proportion (10%) in small units of four or fewer rooms.

Vacancy Rate

In 1970 Berkeley had an overall vacancy rate of 3.6%. The pattern was similar to the region with about 60% of vacancies being rental units, 10% units for sale and 30% other units. For the City and the region, the vacancy rate of housing for sale was less than 1%. Vacancies have declined even more since 1970.

Distribution of Housing Throughout the City

Structure Type

Berkeley has a wide diversity of housing types. Almost 80% of its housing structures are single family homes which produces the impression of a low density city in most neighborhoods. However, over 35% of its units are in structures of five or more units compared to less than 45% of its units in single family homes. Slightly over 20% are in 2-4 unit buildings. The contrast from one area of the city to another, however, is striking. Single family homes predominate in the North Hills. Over 85% of the units are in single unit structures. Except in the North Hills which is almost exclusively single family homes and Central Berkeley which is almost exclusively apartments, two or four unit structures provide a significant amount of the housing in Berkeley. In South Berkeley, 31% of all units are in 2-4 unit structures. Units in buildings of five or more units show the most pronounced concentration with the highest concentration in the downtown and a significant concentration around the campus.

Size of Units

The median size of units reflects directly the type of structure the units are in. Areas with large numbers of single homes have a larger housing unit while those in areas with many apartment buildings have smaller housing units. There is, however, variation in the size of owner-occupied single family homes with a lower median size west of Sacramento Street compared to the hill areas.

Cost of Unit

Contrasts in median rents and values throughout the City reflect the location, condition and size of the housing. In 1970, owner-occupied housing with a median value below \$20,000 and \$30,000 include the remaining "Flatland" locations. All hill tracts have median values above \$30,000. The pattern of median rents is similar to the housing value distribution.

III. HOUSING ISSUES

The Right to Decent Housing

The right to decent housing in a pleasant neighborhood at an affordable cost is the basis of all Berkeley's housing plans and programs. In Berkeley, as elsewhere, this national goal has not been reached. People are attracted to Berkeley by the University of California, its convenient location near the center of the Bay Area, its active political climate, attractive neighborhoods, diverse minority communities, a spectacular physical setting and many cultural opportunities. Much of the demand is from lower income households. The 1975 Housing Assistance Plan found more than half (23,632) of the households in Berkeley met federal criteria as lower income households. While many are student households (approximately 10,825 students occupy houses and apartments in Berkeley) many others are minority families, elderly persons and single parent households.

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D. Bruce

Many constraints limit the achievement of this broad goal. Berkeley has little vacant land on which to develop additional housing to meet the demands for housing here. Neighborhoods often resist higher density development. The resulting competition for existing housing causes its price to rise. Only limited financial assistance is available to help low income households meet rising housing costs. City resources for public facilities such as parks and public services such as police and fire are not rising as fast as the costs for providing them.

Housing Maintenance and Improvement

The wood frame construction that makes up most of Berkeley's housing can last indefinitely if properly maintained. The housing is aging, however, and most is in need of repair. If neglected, an increasing number of homes will become dilapidated--presenting hazards to those who live in them and blighting the neighborhoods in which they occur. Rehabilitation is much less costly than new construction and contributes to community stability.

The major impediment to housing maintenance and rehabilitation is cost. Materials, labor and interest rates have all increased. Lower income owners and landlords renting to lower income households often do not have money for prompt repairs. Owners may experience difficulty getting the help needed. Many lack the skill, physical agility or time to undertake maintenance themselves. Some owners are also fearful that making repairs will cause their taxes to increase.

Housing for Persons with Special Needs

Many Berkeley residents are permanently or temporarily disabled, elderly or dependent. Homelike living environments can contribute to the ability of such persons to lead constructive lives. Such housing is more economical than institutions as well as being more beneficial for its residents.

Many disabled and elderly persons have very low incomes; problems have increased recently because inflation is hardest on those dependent upon pensions and other fixed incomes. These households have little capacity to increase their incomes while costs for such items as medical care are escalating rapidly. Appropriate locations and structures for special housing such as halfway homes are difficult to locate.

Equal Access

As in other communities, discrimination has limited the opportunities of many Berkeley residents to obtain housing. This has affected racial and ethnic minorities, students, households headed by women, the disabled and persons living unconventional lifestyles. Households in some areas of the City have found mortgage financing or fire insurance unavailable or prohibitively expensive. As a consequence, Berkeley has adopted the goal that all residents should have equal access to housing opportunities on a non-discriminatory basis.

While discrimination based solely on race, religion, sex, ethnic background or age is illegal; no standards exist for what are appropriate bases for discrimination (such as ability to pay). Lenders and insurance companies naturally seek out what they consider the best risks when making loans or insuring properties. Again, standards defining the responsibilities of financial institutions to the community and its neighborhoods do not exist.

In providing housing assistance the federal and state government often limit the types of household eligible. Berkeley has limited ability to alter such constraints to meet its needs.

Responsibility for Housing Needs of University-Related Households

World War II and the years following saw a large increase in Berkeley's permanent population and student population. University expansion removed much older housing near the campus and replaced it with high rise dormitories, parking lots and institutional buildings. Students, other young adults attracted by the University environment and other Berkeley residents have become competitors for the limited supply of low and moderate cost housing in Berkeley. Only if the University accepts the responsibility for those housing problems it creates can the housing needs of all Berkeley residents (including students) be met.

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II. GOALS AND POLICIES

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GOAL 1

BERKELEY RESIDENTS HAVE THE RIGHT TO DECENT HOUSING IN PLEASANT NEIGHBORHOODS WHICH MEET STANDARDS OF ADEQUACY AT A RANGE OF PRICES THEY CAN AFFORD.

The Housing Goal established by Congress in the 1949 Housing Act and reaffirmed in the 1968 Housing Act was that people have "a right to a decent home and a suitable living environment." Implicit in this goal is the concept of an affordable price, i.e. that people have a right to a decent home and a suitable living environment at a price they can afford.

Efforts to maintain and/or upgrade the quality of housing which impose significant hardships on occupants violate the spirit of this national goal and of Berkeley's housing goal. The object of Berkeley's housing programs is to improve the living conditions of its residents so all housing programs will be evaluated in terms of their impact on the residents affected by City programs. City policy is to avoid pricing out the present residents.

Policy 1A

Establish and continuously review standards of adequacy for all housing, wherever located and for whomever available, including safety, sanitation, space and other amenities.

This policy establishes a continuing review of standards (including the Zoning Ordinance, Building Code and Housing Code) with revision from time to time as it is shown to be necessary.

Policy 1B

In order to facilitate housing adequacy through conservation of existing housing and development of additional housing as needed, seek reasonable rate financing from public and private sources, especially for low and moderate income housing.

High interest rates and shortages of loan funds inhibit the ability of owners to make needed repairs and improvements. The City should take actions to make available additional financing at reasonable rates.

Policy 1C

Coordinate government and private action to produce living environments which offer their residents safety, amenities and reasonable access to transportation, services and recreation.

The environment in which a housing unit is located can be as critical to its adequacy as a place to live as its own physical characteristics. Different households have different needs and preferences. Safety, privacy and healthful surroundings are common goals, while needs for transportation, parks, low density housing with yards or walking distance to services may vary from one household to another.

Policy 1D

To make housing available in a range of prices so that all income groups will have reasonable access to housing, seek to increase the number of low and moderate income households receiving rent supports (in subsidy or other form) and in the amount of such support, avoiding undue concentrations of low income housing.

Subsidies which make up the difference between the market cost for a suitable place to live and what a household can afford are the most direct means for filling the gap between costs and ability to pay. This is the approach of the current Leased Housing Program and of the new Housing and Community Development Act. To increase its effectiveness, Berkeley can actively seek to increase the number of new, rehabilitated and existing units receiving subsidies.

Policy 1E

In order to spread the burden of taxation for support of government and education in a fair manner, (1) seek to lessen or replace reliance on the property tax and (2) prevent the continued erosion of the property tax base by removal of property from the tax rolls.

Cities such as Berkeley with large amounts of land off the tax rolls and a modest industrial base are forced to impose high property taxes to support municipal services and education. Berkeley is committed to reducing this lead by all feasible means and taking positive steps to prevent the loss of more property from the tax rolls.

Policy 1F

Support activities which will expand opportunities for home ownership in single family home cooperatives and condominiums. Concurrently, encourage maintenance of an adequate number of units for those best served by rental housing.

Both the City and its residents benefit from owner-occupancy. Berkeley can undertake actions such as environmental improvements to stimulate home ownership. Owner-occupancy offers the resident advantages such as the \$1750 property tax exemption (a saving of approximately \$300 per year), freedom to manage housing to meet individual needs, and protection against rent increases. Cooperatives and condominiums offer similar ownership benefits and the City should encourage such arrangements for those otherwise excluded from ownership.

Policy 1G

Provide reasonable relocation assistance where households are forced to move as a result of city action; seek such assistance from the responsible body where such move is the result of the action of another public body; and by ordinance, require such assistance in appropriate circumstances where such move is the result of private action.

High standards have been imposed for the provision of relocation assistance to households forced to move due to public action. Berkeley will review situations where tenants are forced to move due to private actions and, where appropriate, require relocation assistance.

Policy 1H

Individually and together with other government bodies, e.g., city, county, regional & state, support those policies at all levels of government which will insure the maximum flow of housing assistance to meet Berkeley needs.

The City, in conjunction with other government bodies, must obtain state and federal funds to assist residents and stimulate rehabilitation.

GOAL 2

EXISTING HOUSING SHOULD BE MAINTAINED AND IMPROVED.

The wood frame construction that makes up most of Berkeley's housing can last indefinitely if properly maintained. The housing is aging, however, and most is in need of repair. If neglected, an increasing number of homes will become dilapidated -- presenting hazards to those who live in them and blighting the neighborhoods in which they occur. Rehabilitation is much less costly than redevelopment in these areas and contributes to community stability.

Policy 2A

Institute a comprehensive program of housing conservation to integrate technical and financial assistance, as applicable, to owners and tenants to keep existing housing within the financial means of residents. Control rent increases in housing receiving city financial assistance.

Berkeley recognizes housing conservation as a municipal function. Primary reliance will be upon private action and financing. Effective housing conservation requires the coordination of private action, public improvements, financial assistance for lower income households, relocation assistance and flexibility in administration of such programs.

Berkeley's housing programs shall be designed not only to systematically prevent sound housing from falling into disrepair, but also to do so in ways to minimize the inconvenience and financial hardships imposed on owners and occupants when repairs are required. Housing conservation programs shall be evaluated using these criteria.

Policy 2B

Coordinate a program of code enforcement with adequate assistance programs to insure that housing meets health and safety standards without producing undue hardships for residents.

The purpose of code enforcement is to prevent housing from falling into disrepair. Repair of hazardous conditions is mandatory. In non-hazardous situations, repairs will be made in accordance with standards proscribed. To minimize inconvenience and financial hardships to owners and tenants, code enforcement is to be coordinated with assistance programs. Housing Code enforcement should only be carried out when accompanied by adequate assistance programs to insure that the stock of low-priced housing is not decreased and that hardships are not imposed on those people affected by the program.

Policy 2C

In residentially-zoned areas, do not permit the demolition of housing or its conversion to non-residential use unless (1) a greater public need is served which can feasibly be met in no other way, (2) replacement housing is provided within a reasonable time, or (3) the structure to be demolished cannot economically be repaired.

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In recent years the major loss of housing has been to other uses--University expansion, BART, hospital expansion, parks and commercial and office uses. Berkeley will adopt legislation to prevent the loss of housing in residential areas unless a greater public need is served which can feasibly be met in no other way or replacement housing is provided. Where housing that is not economically feasible to repair is demolished, the land should be used for residential purposes or purposes compatible with residential use.

Policy 2D

Initiate a city program to prevent the loss of housing through abandonment, vandalism or malicious mischief.

Most owners are conscientious in their desire to maintain housing and extend its useful life. Some owners, however, become convinced replacement is more advantageous and let their property deteriorate. Such actions have a blighting influence on a neighborhood and can even adversely affect the long term possibility of building replacement housing on the site. A combination of code enforcement, sealing of vacant buildings to prevent vandalism, and emergency repair of hazardous conditions is needed to control these problems. The City should be prepared to respond promptly to information that a building is being abandoned and/or vandalized.

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Policy 2E

Take actions to prevent the loss of residential buildings of aesthetic or historic significance.

Berkeley has many unique historical and aesthetic structures and areas. Passage of the Landmarks Preservation Ordinance and establishment of the Landmarks Preservation Commission are first steps in protecting Berkeley's special housing. The cataloging of these structures and areas and the development of means of protecting them must be undertaken.

GOAL 3

BERKELEY SHOULD HAVE AN ADEQUATE SUPPLY OF HOUSING THROUGHOUT THE CITY FOR PERSONS WITH SPECIAL NEEDS.

Many Berkeley residents are permanently or temporarily disabled, elderly, or dependent. Homelike living environments can contribute to the ability of such persons to lead constructive lives. Such housing is usually more economical than institutions as well as being more beneficial for its residents.

Policy 3A

Support activities that increase the ability of the elderly and the disabled to remain in their home or neighborhood or to locate suitable housing to rent or purchase.

Berkeley should take steps to ascertain the needs of housing designed to meet the requirements of the elderly and disabled. Berkeley can inventory the existing supply and encourage builders and remodelers to design units to meet the need.

Policy 3B

Determine the need for housing to serve the elderly and the physically disabled, especially those of low and moderate income, and encourage the provision of an adequate supply to meet the needs.

To provide humane care and to reduce costs, homelike environment in residential neighborhoods are being sought for Berkeley residents in such centers as small nursing homes, foster homes and halfway houses. Such uses are to be evaluated in terms of their impact on the neighborhood in which they are proposed.

Policy 3C

Determine the need of persons with disabilities (physical, mental or emotional) for housing in small scale centers, foster homes and halfway houses and encourage an adequate supply to meet the needs.

Many elderly and disabled residents have lived in Berkeley for many years and wish to remain in homes and neighborhoods familiar to them. Services can be provided to help them to live where they choose, even where they suffer financial and/or physical limitations.

GOAL 4

ALL RESIDENTS SHOULD HAVE EQUAL ACCESS TO HOUSING OPPORTUNITIES, FINANCE AND INSURANCE ON A NON-DISCRIMINATORY BASIS.

Discrimination has limited the opportunities of many Berkeley residents to obtain housing. This has affected racial and ethnic minorities, students, households headed by women, the disabled and persons living unconventional lifestyles. Households in some areas of the City have found mortgage financing or fire insurance unavailable or prohibitively expensive. As a consequence, Berkeley has adopted the goal that all residents should have equal access to housing opportunities on a non-discriminatory basis.

Policy 4A

Act to eliminate housing discrimination based on race, religion, sex, ethnic background, age, physical disability or source of income; and, as long as occupancy is consistent with density and environmental standards, discrimination based on marital status, student status or household makeup.*

*Nothing contained in this policy statement is intended per se to effect any change in density standards.

Berkeley should ban discrimination as stated in the policy. The policy is not, however, intended to inhibit making reasonable inquiries to determine if a prospective buyer or tenant will meet financial obligations, take reasonable care of the property, and be considerate of neighbors.

Policy 4B

Allocate housing assistance on the basis of relative need on a non-discriminatory basis.

Eligibility for housing assistance programs should be based only upon relative needs such as low income, overcrowded housing, unsafe housing, or dislocation without discrimination based on the factors listed in Policy 4A.

Policy 4C

Aggressively seek to make reasonably priced financing and insurance available to residential properties in all parts of the City.

Unusually high costs for financing or insurance inhibit the purchase and improvement of homes. Berkeley can encourage the provision of financing for the purchase and improvement of homes by direct discussions with lending and insuring institutions and by instituting programs to demonstrate that areas are improving and are reasonable investment risks.

Policy 4D

Promote equitable, cooperative and responsible exercise of privileges and obligations by landlords and tenants.

Both tenants and landlords benefit from cooperative relationships. Model leases, mediation services, educational programs and counseling can contribute to a climate of mutual understanding and respect.

GOAL 5

WITHOUT CAUSING OR INCREASING HOUSING PROBLEMS FOR OTHER BERKELEY RESIDENTS THE UNIVERSITY OF CALIFORNIA SHOULD TAKE RESPONSIBILITY FOR HOUSING NEEDS OF ITS STUDENTS AND STAFF WHICH CANNOT REASONABLY BE ACCOMMODATED BY THE PRIVATE HOUSING MARKET.

Berkeley expects the University to assume responsibility for housing problems it creates. The University has created serious housing problems and should undertake the responsibility of solving them. The City is willing to cooperate with the University to solve these problems so that the needs of University-related households and other Berkeley residents are met.

Policy 5A

Urge the University to limit its enrollment to its planned 27,500 students.

When the University enrollment exceeds 27,500, it aggravates existing serious housing problems. The University should be encouraged to maintain its enrollment at no more than 27,500 students.

Policy 5B

Seek agreement from the University that it will develop its housing in accordance with City policies and regulations.

In the past, the University has indicated its willingness to cooperate with the City in planning its facilities. Berkeley should seek agreement from the Board of Regents that the University will not act without regard to City policies and regulations and will participate in the planning process.

Policy 5C

Support the development of new housing for University-related households that will not take additional land off the tax rolls, is compatible with existing development, will be an asset to the neighborhood in which it is located, and, if at all possible, provides community facilities for both students and other residents.

Planning for new housing should consider whether it should be in Berkeley or some other area. Wherever constructed, such housing should minimize the adverse impact on the community, to the extent possible, enhance the neighborhood in which it is constructed and be adequately served by public transportation.

Policy 5D

Solicit the University to directly sponsor housing in Berkeley and other appropriate locations for at least 25% of its students at prices they can afford and to expand housing services for students and staff.

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To lessen the competition for the limited supply of housing, the University should provide housing for at least 25% of its students at prices affordable by students.

Policy 5E

Urge the University to involve residents, community organizations, students and staff, city government and University administration in long and short range planning for University-related housing.

The University should carry out its housing planning process in cooperation with the City so as to result in greater understanding of the potential effects of various proposals and to open up the process to more creative solutions.

Policy 5F

Seek agreement from the University to compensate the City for services provided to the University and the loss of revenue resulting from University ownership of property in Berkeley.

The City should use every legitimate means available to it to have the University pay for the additional cost of services which the City provides to it.

Policy 5G

To expand housing available to students, encourage the University to keep its residential buildings for housing and convert back to residential use those residential buildings now being used for other purposes.

A leasing program would meet student housing needs without removing property from the tax rolls. In recent years the University departments have converted many residential structures into office use. The housing supply should be increased by returning these to residential use and refraining from such conversions in the future.

GOAL 6

BERKELEY SHOULD EXPAND THE ROLE OF NEIGHBORHOOD RESIDENTS AND COMMUNITY ORGANIZATIONS IN THE PLANNING PROCESS, INCLUDING PLANNING FOR HOUSING CONSERVATION AND DEVELOPMENT.

Berkeley recognizes that the persons affected by actions in their community ought to participate in the planning process. When there is a history of cooperation with residents, as in the San Pablo neighborhood, public and private actions contribute to a common plan that is supported by neighborhood residents and the City. An on-going planning process which integrates the participation of neighborhood residents and community organizations into City decision-making in a systematic way can contribute greatly to housing conservation and development.

Policy 6A

Stimulate the involvement of neighborhood residents and community organizations in planning for housing conservation and development, parks, public facilities and services and transportation.

Berkeley wants to encourage the participation of neighborhood residents and community organizations in all phases of planning.

Policy 6B

Enlarge and strengthen the role of neighborhood residents and organizations in planning and development decisions that affect them.

The City is to develop a system of reasonable notice to all persons who are to be affected by planning and development decisions.

Policy 6C

Encourage mutual self-help activities which further housing and community maintenance and which increase the ability of residents to manage their housing economically.

The City shall undertake programs to encourage residents individually and in cooperation with each other to repair and maintain their properties so as to minimize the cost of housing conservation.

GOAL 7

AS NEEDED, NEW HOUSING, DEVELOPED IN ACCORDANCE WITH DENSITY AND ENVIRONMENTAL STANDARDS, SHOULD BE BUILT TO EXPAND HOUSING OPPORTUNITIES IN BERKELEY.

Berkeley should take steps to replace housing lost in recent years and such additional housing as fits into a pattern of planned growth.

Policy 7A

Wherever feasible, employ state and federal programs to stimulate the development of new housing for rent or sale to low and moderate income households.

Development of new housing for low and moderate income households depends on state and federal assistance. Berkeley will seek such assistance to the maximum extent possible.

Policy 7B

Encourage developments which combine residential with commercial uses in appropriate commercial locations serviced by adequate public transportation.

There are areas in the City, for example in the Central Business District and along portions of San Pablo Avenue, where it would be appropriate to have both residential and commercial uses for persons who would benefit from such an environment, especially in combination with public transportation and other suitable amenities.

Policy 7C

Encourage the development of new housing on vacant or otherwise suitable land owned by public agencies, consistent with open space needs.

Berkeley has few sites suitable for developing housing at reasonable costs. Of those that do exist, many are owned by public agencies such as the University of California, Bay Area Rapid Transit District and the School for the Deaf and Blind. While making provision for needed open space, planning for such sites should give careful consideration to the inclusion of appropriate new residential development.

Policy 7D

In residentially-zoned areas, encourage the replacement of housing lost through deterioration, conversion to other use, or as a result of public action.

In spite of all efforts to conserve housing, there will continue to be instances where the replacement of housing is more economical than conservation. By facilitating such replacement through landbanking programs and reasonable codes and ordinances, the supply of housing will be maintained and neighborhood improvement and continuity will be encouraged.

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III. IMPLEMENTATION SECTION

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I. INTRODUCTION

The Implementation Section describes an initial program and potential longer range concepts to address the goals and policies set forth. It is premised upon the following strategies and assumptions:

1. Provide a framework in which short range activities are integrally related to overall goals, long range policy directions and on-going processes for the planning and delivery of housing programs. The City's Five Year Program incorporates current planning for housing conservation. The program and its components are described in terms of the needs addressed, three and five year objectives, resources to be employed and impact on the policies of the Housing Element. The Implementation Section further relates this program to other housing activities in Berkeley, further study of critical issues, and an on-going process for updating all aspects of the Housing Element.
2. Emphasize the conservation of existing housing so it can continue to provide sound housing at a reasonable cost. Existing housing represents Berkeley's greatest resource for meeting future housing needs. The City Council recognized this when it found "substantial public actions in support of housing conservation are necessary to fully protect the health, safety and welfare of the citizens of Berkeley.
3. Stimulate support and coordinate actions of individuals, owners and residents, financial institutions, public agencies and private organizations involved in housing. Even with federal assistance, the resources available to the City to address the housing needs of its residents is small. Berkeley's housing program is designated to kindle and complement the resources (human and financial) of all the residents and organizations in Berkeley in a common effort to improve housing in Berkeley.
4. Integrate citizen participation and neighborhood development into housing programs. Housing programs cannot succeed without the participation and support of those affected by them. Involvement from the community is planned at all stages of program development and implementation. Public improvements will be scheduled to produce comprehensive neighborhood development.
5. Balance the continued development of proven techniques, the initiation of innovative approaches and on-going evaluation of program results. Berkeley (like other communities) is continually seeking more effective ways to achieve its housing goals. Evaluation and refinement of existing programs, analysis of techniques employed elsewhere and limited experimental projects to test new methods are all incorporated in Berkeley's housing program.
6. Scale programs to the needs of the present population. Berkeley residents face many kinds of housing deficiencies. Beyond Berkeley are more Bay Area residents with similar needs. The intent of the housing program, however, is to address only those needs presently existing in Berkeley.

7. Plan a housing program based upon a continuity of housing effort.

The Implementation Section assumes the availability of City General Funds, Community Development Block Grants, housing subsidies through the Leased Housing Program and Section 8, and assistance from state authorized programs to meet housing needs. The support and participation of owners, the University and other public and private organizations is also assumed.

II. FIVE-YEAR HOUSING PROGRAM

PAST AND CURRENT ACTIVITIES

Berkeley's involvement in programs to improve its housing date back to the mid-fifties. Activities have included the Health and Safety Committee which held hearings on complaints regarding violations and property repairs; the 1967 concentrated code enforcement effort in the South Campus area; the San Pablo Federally Assisted Code Enforcement Program started in 1968; the Berkeley Model Cities Rehabilitation Program of 1973; and the Pilot Rehabilitation Program of 1975. On-going programs of code development and administration, multi-unit building inspections, and FHA and Cal-Vet pre-sale inspections continue.

Other activities with direct relationships to housing programs include the Berkeley Housing Authority's leased housing program for low income households; the Redevelopment Agency's Savo Island Redevelopment Project; the University's student housing and housing services; housing services provided by public and private agencies; and the Planning Commission's development of this Housing Element.

In January of 1974, the City Council determined that "housing conservation is an appropriate general municipal function for the City of Berkeley and the City should take steps to assume continuing responsibilities in this regard". To set this policy in motion funds were appropriated to carry out a pilot rehabilitation finance project; concurrently, a task force was charged with preparing a comprehensive housing conservation program. In 1975 Berkeley's application for Community Development funding allotted approximately one-half of its first year grant of \$2.8 million to housing conservation programs. In May of 1975 the newly organized Housing and Development Department began operation with expanded responsibilities for housing programs.

The initial five-year program that follows is a first step toward reaching policies of this Housing Element. It builds upon plans already underway by the City, coordination with activities of other agencies, study of problems beyond the scope of the initial program, and procedures for up-dating housing plans and programs.

PROGRAM ELEMENTS

Municipal Loan Element

Paramount to implementing an effective viable conservation effort will be the development of a flexible financing mechanism which has a capability for addressing the multiplicity of finance-related issues inherent in housing conservation. The loan mechanism should utilize, to the fullest extent possible, methods for leveraging existing funds to facilitate wide scale rehabilitation and reduce dependency upon external funding sources. Additionally, it would produce a multiplier effect of increased investment in conservation areas by private lending institutions.

One-Year Objectives

- To develop an expanded financing mechanism comprised of individual fund accounts for loans in conjunction with specific conservation program components;
- To begin an in-depth exploration of the advantages and disadvantages of alternative leveraging mechanisms; and
- To assess, modify and improve upon existing municipal loan vehicles.

Three-Year Objectives

- To assess the effectiveness of the expanded municipal loan mechanism and make modifications and changes as needed;
- To develop and test financing vehicles which will reduce the City's dependency upon outside funding sources for direct funding of rehabilitation efforts; and
- To determine the effectiveness of alternative financing mechanism in leveraging available funds at a ratio of approximately ten to one.

Five-Year Objectives

- To reassess, refine and have fully operational a flexible financing mechanism with a capability for effectively addressing financing needs related to housing conservation, including leveraging of available resources and reducing dependency upon external funding sources.

The following projects are set forth for achieving the one and three-year objectives:

- The City is currently operating a Municipal Loan Program which is providing loans with interest rates ranging from one percent to market rate within the three Pilot Rehabilitation areas;
- An expanded Municipal Loan Program for use within the Community Development funded Neighborhood Rehabilitation Inspection Program, the Emergency Repair Program, and the Physically Disabled and Seniors Housing Rehabilitation Program.

Codes Inspection and Compliance Element

Codes inspection and compliance can be an effective and positive mechanism for achieving conservation of the housing stock. In light of the fact that two-thirds of the City's housing units are renter-occupied, it becomes incumbent upon City Government to develop approaches to code inspection and compliance to facilitate conservation without causing undue hardships. This responsibility implies a de-emphasis of the policing power inherent in code enforcement and focusing on a service-oriented approach to compliance with stringent enforcement mechanisms for those who can afford to comply but refuse. It also implies development of clear,

concise operating procedures which define the role and responsibilities of program staff, as well as the rights and responsibilities of tenants and landlords. Finally, it infers that the City will play a direct assistance role with respect to achievement of compliance.

The Codes Inspection and Compliance Element will focus on renter-occupied structures for the first five years. Coordination with service and financial assistance programs is an integral part of the program approach.

One-Year Objectives

- To define inspection districts within the City based on distribution of multi-unit, residential structures;
- To establish a data base based upon statistical survey samples;
- To commence implementation of a demonstration inspection and compliance project, to include provision of financial assistance to facilitate compliance;
- To provide municipal support to facilitate prompt remedy of immediately hazardous conditions identified throughout the City;
- To systematize the existing codes complaint process; and
- To develop appeals, notification and legal remedy mechanisms to facilitate compliance.

Three-Year Objectives

- To inspect and identify code conditions in multi-unit, residential structures;
- To ascertain the scope of municipal financial involvement needed to achieve correction of various levels of code conditions.
- To implement efficient and effective notification appeals and legal remedy system; and
- To develop a capability for addressing emergency situations on a City-wide basis.

Five-Year Objectives

- To implement a comprehensive, city-wide codes inspection and compliance system which includes the components necessary to achieve prompt remedy of code violations, without causing undue hardship to tenants and landlords and provide coordination with financial assistance and housing services.

The Residential Rehabilitation Inspection Program, Neighborhood Rehabilitation Inspection Program and Emergency Repair Program are the specific programs to help achieve the Codes Inspection and Compliance Element objectives.

The Residential Rental Inspection project will revise the City's current multi-unit inspection program and establish a city-wide comprehensive codes inspection and compliance system, including an appeals mechanisms, coordination with training and housing service programs, and compliance timetables. The project will operate within a framework of aiming for maximum compliance while minimizing financial hardship to tenants and landlords. The system will be implemented in phases over a period of five years.

The Neighborhood Rehabilitation Inspection Project was funded through the Community Development Block Grant and will establish a small demonstration district within one of the larger inspection districts in the Residential Rental Inspection Project. It will be a three-year project designed to test the City's ability to implement systematic codes inspection and compliance, utilizing a service approach to compliance. Appeals, notification, and complaint procedures, as well as application of defined hardship criteria, developed in conjunction with the Residential Rental Inspection Project, will also be tested.

The Emergency Repair Fund is one of the components of the Community Development Housing Program approved for funding during the first year. The purpose of the Fund is to provide the City with a flexible mechanism for addressing emergency situations involving immediately hazardous conditions which are discovered through the City's conservation efforts. The Fund will serve as a complement to the Residential Rental Inspection Program, the City's on-going residential complaint process and the Neighborhood Rehabilitation Inspection, Physically Disabled and Seniors Housing Rehabilitation, Pilot Rehabilitation, Landmarks Preservation, and Neighborhood Housing Rehabilitation projects. It is viewed as a necessary and important tool for stemming rapid deterioration of the housing stock.

Housing Rehabilitation Element

Better than ninety percent of Berkeley's residential structures are comprised of one to four units. While this category by no means represents how or where most Berkeley residents live, it does provide an indication of the residential development system of the City. The majority of Berkeley's residential neighborhoods are low density with older housing stock and utility infra-structure. While much of the housing stock is in good repair, a significant amount, particularly in the West Berkeley, South Berkeley and Flatlands areas of the City, is in need of extensive repair. A conservation approach directed at a total upgrading of neighborhoods, including public improvements and institution of continuing maintenance plans as well as rehabilitation of residential structures, is needed.

One-Year Objectives

- Provide direct financial assistance for rehabilitation of fifty (50) properties and technical assistance in securing bankable loans of one hundred (100) properties in the target areas of the Pilot Rehabilitation Project.

- Translate experience gained in the Pilot Rehabilitation Project into a viable rehabilitation approach for conservation of low density areas of the City.
- Provide direct financial and technical assistance for rehabilitation of twenty (20) properties owned by the elderly and/or physically disabled.
- Provide surveys and technical assistance to an additional 500 property owners.

Three-Year Objectives

- Implement a Neighborhood Housing Rehabilitation Project which builds upon the experience gained in the Pilot Rehabilitation Project, and which has a capability for rehabing one hundred (100) properties annually.
- Expand the Rehabilitation component for the elderly and physically disabled to accommodate rehabilitation of fifty (50) properties annually.

Five-Year Objectives

- Implement a full scale housing rehabilitation approach which can rehabilitate two hundred (200) properties annually through direct financial assistance and generate rehabilitation through private financing for an additional two hundred properties.

The current Pilot Rehabilitation Program, the Community Development-funded Physically Disabled and Seniors' Housing Rehabilitation Project, and the proposed Neighborhood Housing Rehabilitation Project are set forth as specific programs to achieve the Housing Rehabilitation Element objectives.

The Pilot Rehabilitation Program is a demonstration rehabilitation effort designed to physically upgrade three pilot areas, approximately three blocks each, containing a total of approximately three hundred fifty (350) units. The project is testing the following concepts: the ability to generate private lending institution interest in areas they have formerly avoided and encourage them to make bankable loans to qualified residents; the feasibility of mitigating rent and tax increases; the ability of the City to use its Municipal Loan Program in order to make high risk loans and develop a portfolio with an average yield equal to the City's borrowing rate; and the ability to have a high level of community participation in a conservation program.

The Neighborhood Housing Rehabilitation project will address the need for upgrading the City's low density residential neighborhoods. It will utilize a concentrated rehabilitation approach and will focus on properties containing one to four units. The project will build upon the positive programmatic and operational experiences gained through the Pilot Rehabilitation Project. The Project will operate within the conceptual framework of varying interest rates for loans.

Architectural and Historic Preservation Element

Berkeley has a rich heritage of architecturally and historically significant buildings. Some of these buildings have state and national significance as well as being landmarks of Berkeley's historical development. Preservation of these landmarks is tantamount to preservation of the historical integrity of the City's development.

The importance of the need for preserving historically significant landmarks was affirmed by the Federal Government with the passage of the National Historic Preservation Act of 1966. This Act established the Advisory Council on Historic Preservation to advise the President and the Congress on matters concerning historic preservation. Berkeley City Government reaffirmed that recognition and its own commitment to historic preservation with the adoption of the Landmarks Preservation Ordinance and appointment of the Landmarks Preservation Commission. However, if historic preservation is to be realized on a sizeable scale, it will be necessary to develop a program which defines the magnitude of the issue and identifies viable courses of action.

One-Year Objectives

- To develop an inventory of architecturally and historically significant landmarks and sites, including those landmarks and sites of state and national as well as local significance;
- To commence development of a landmarks preservation plan; and
- To obtain funding to conduct a survey of landmarks.

Three-Year Objectives

- To develop a landmarks preservation plan for effectuating large scale preservation of landmarks and sites;
- To develop mechanisms to facilitate preservation without causing undue financial hardship to owners of landmarks.

Five-Year Objectives

- To implement a program to address a broad spectrum of issues related to historic preservation; and
- To develop mechanisms to ensure continued maintenance and preservation.

To achieve the above objectives, it is proposed that a Landmarks Preservation Project be implemented to address the variety of issues related to preservation of architecturally and historically significant landmarks and sites. These includes: how many and where are the landmarks, how much and in what form is financial assistance required to effectuate preservation, what role should the City play with respect to preservation, and what are the alternative sources of funding.

Replacement Housing Element

A major goal of the City's housing conservation efforts is to upgrade the housing stock in order to increase the level of the standard housing supply. However, there will be occasions when rehabilitation will not be economically feasible and demolition will be required. In order to maintain the level of the housing supply it will become necessary to replace those structures not feasible for rehabilitation. Concomitantly, it will be necessary to provide relocation housing for the occupants of structures to be demolished. At present, City Government has not developed and institutionalized effective mechanisms for meeting these two responsibilities.

One-Year Objectives

- To study the feasibility of alternative mechanisms for providing replacement housing; and
- To test alternative approaches to development of relocation housing.

Three-Year Objectives

- To develop a viable, effective mechanism for providing replacement housing; and
- To develop a plan for phased replacement of structures identified through other conservation efforts.

Five Year Objectives

- To implement effective approaches to the development of replacement housing.

A Land Banking Fund is proposed as one approach to achieving the above objectives. Such a fund would be used primarily as a resource for replacement and relocation housing in conjunction with the City's total conservation effort. It would be a tool for acquiring sites which in the future would be used for development of new housing. Monies from the first year Community Development Block Grant have been allocated to conduct a feasibility study on alternative approaches to land banking.

Continuing and Preventive Maintenance Element

Conservation efforts will be directed at breaking the cycle of deterioration. In order to achieve lasting effects from conservation, it will be necessary to address the problems which contributed to deterioration initially. In most cases, deterioration in housing is the result of deferred maintenance over a long period of time. While maintenance is deferred for a number of reasons, including willful neglect, it is most often due to inability to make the necessary repairs. This can be due to financial reasons or to a lack of knowledge of how to make even the simplest kind of repair. Mechanisms are needed to address these situations and reverse the trend of housing stock deterioration.

One-Year Objectives

- To study the feasibility of alternative approaches to preventive maintenance; and
- To develop educational and self-help methods for facilitating continuing maintenance.

Three-Year Objectives

- To develop and test the viability of a preventive maintenance mechanisms; and
- To implement educational and self-help methods for achieving preventive maintenance.

Five-Year Objectives

- To develop and implement a preventive maintenance system which addresses the various aspects of preventive and continuing maintenance.

Funds have been allocated from the first year Community Development Block Grant to study the feasibility of establishing and administering a Prepaid Maintenance Fund. The prepaid maintenance concept is an insurance orientation to continuing maintenance, similar to prepaid medical plans or auto insurance. This type of mechanism would allow property owners to pay a small monthly or quarterly premium to cover certain future maintenance repair costs.

Housing Services Element

Information and referral mechanisms can be effective in increasing service utilization by consumers and service delivery by providers. Tenants, home owners, and landlords have a variety of service needs which are best addressed in a coordinated manner. Many consumers are unaware of existing services and conversely, many providers of services lack the funds to do effective publicity and outreach.

However, there is a dearth of services within certain program areas. City activities should focus on coordination of existing services and provision of services in areas where few or none exist.

One-Year Objectives

- To develop a service exchange to facilitate coordination of service;
- To develop and sponsor educational seminars on housing related matters.

Three-Year Objectives

- To develop a housing services delivery system which includes information and referral as well as mechanisms for providing a complement of direct services.

Five Year Objectives

- To expand upon and improve the housing services delivery system.

Funds from the first year Community Development Block Grant have been allocated to a Direct Housing Services program component. Through this project, a centralized resource will be established from which citizens can obtain information which will assist them in resolving certain housing related problems. In addition to information and referral services, seminars will be held on such subjects as purchasing a home, lease contracts, effective property management techniques, and routine maintenance techniques.

Relocation Services Element

Provision of relocation assistance services to households participating in housing conservation efforts is a responsibility of the City. This responsibility exists for cases connected with conservation programs implemented with City funds as well as for programs implemented with Federal Funds.

While relocation assistance payments and services for families participating in or affected by federally funded activities are mandated by law with prescribed guidelines, this is not the case for locally funded activities. Berkeley City Government, however, recognizes its moral obligations with respect to this issue and has begun to take steps to address it in an effective but practical manner. The Berkeley Redevelopment Agency is Berkeley's centralized relocation agency.

One-Year Objectives

- To develop an effective plan for providing relocation assistance to families affected by conservation activities funded with Federal monies.
- To develop administrative tools which will facilitate services delivery and evaluation of those services; and
- To develop relocation assistance mechanisms and plans for application in conjunction with conservation efforts sponsored and funded by the City.

Three-Year Objectives

- To develop and refine a relocation services delivery system to operate in conjunction with all conservation efforts.

Five-Year Objectives

- To continue to provide effective, equitable relocation payments and support to participants in Berkeley's conservation efforts.

To achieve the above objectives a Relocation Services Project will be implemented as an adjunct to other conservation activities. It will provide relocation assistance in the form of services and payments to persons displaced or temporarily relocated as a result of conservation activities. Because the emphasis of the City's conservation efforts will be on rehabilitation of housing and not clearance and redevelopment, it is not anticipated that there will be substantial permanent displacements.

Public Improvements and Services Element

Implementing a total approach to conservation will entail upgrading of neighborhoods as well as the housing stock. This will require an assessment of the adequacy of existing public improvements and services and making provisions for needed changes. The significance of this aspect of conservation cannot be overstated. It is a leveraging mechanism as well as one of service. Its leveraging function is related to the City's ability to increase neighborhood cohesiveness, heighten the level of private lending activity in conservation areas, and increase the level of resident participation in neighborhood activities, especially conservation activities.

All projects utilizing a concentrated approach to rehabilitation should include a public improvements and services component.

One-Year Objectives

- To assess the adequacy of public improvements and services in designated conservation areas; and
- To develop neighborhood beautification plans in conservation areas.

Three-Year Objectives

- To implement neighborhood beautification in conservation areas.

Five-Year Objectives

- To develop and implement a system of neighborhood beautification in concert with rehabilitation efforts.

To achieve the above objectives a Neighborhood Beautification Project is proposed as a programmatic component of concentrated rehabilitation projects. This aspect of the conservation effort will entail assessment of existing public improvements and services, identification of needs, and development and implementation of plans to address those needs.

The City Council earmarked \$100,000 from the first year Community Development Block Grant for public improvements and neighborhood beautification in the three Pilot Program areas.

RESPONSIBLE AGENCY AND PARTICIPANTS

The City Manager has directed that the Department of Housing and Development be responsible for the overall planning, administration and operation of City housing programs. This Department is made up of the Office of the Director, Administrative Services Division, Program Planning Division, Conservation and Development Division, Codes and Inspection Division, and Housing Services Division. The Department works with (1) the Comprehensive Planning Department so that housing planning will complement and support Berkeley's other policies for community development, (2) Public Works and other operating departments so that housing improvements and public improvements are implemented to reinforce each other, (3) the Berkeley Housing Authority and Redevelopment Agency so housing subsidy and redevelopment opportunities can be used to support inspection and rehabilitation activities, and (4) other organizations involved with housing matters in the community.

The Housing Department also works with a variety of other groups involved in housing. The Council appointed Housing Advisory and Appeals Board has been reconstructed to expand its responsibilities to include preparation of the housing component of the Community Development Block Grant applications, recommendations on all City activities in housing, review and action of Housing Appeals and responding to such other requests for advice as the Council may solicit. The Code Review Task Force evaluates City Ordinances relating to construction and housing and makes recommendations to the City Manager. The Landmarks Preservation Commission will designate structures, sites and areas having special historical, architectural, or aesthetic interest and value; encourage preservation of same; establish and maintain a list of landmarks or historic sites; and review applications for construction, alteration or demolition. The Municipal Loan Panel administers guidelines for the approval of municipal loans. The Neighborhood Preservation Committees provide direct resident participation to the three pilot rehabilitation programs.

Housing programs cannot succeed without the understanding and support of those affected by them. In addition to formalized citizen groups, housing programs will be planned and carried out with extensive resident involvement. Programs will respond to "grassroot" concerns and whenever possible, give residents an active role in their implementation.

Costs and Results of Housing Program

In its role as the agency responsible for overall planning, administration and operation of City Housing programs, the Department of Housing and Development in its Comprehensive Report on Housing Conservation has prepared estimates of the resources that will be available, costs involved and results to be achieved with the five year program proposed.

The estimated cost of the five year program is summarized in the chart Resources Available. The direct costs include programmatic staff, administrative staff, overhead costs and programmatic funds. The first year program activities will primarily consist of the initial planning and implementation of various programs. The subsequent years will involve a higher level of program activities. The indirect costs consist of the administrative support cost of other City departments such as the Auditor, Legal, City Clerk, Finance and Public Works. The cost is 20% of the total direct cost for each year.

Presently the sources of funds available are local General Funds, federal Community Development Funds, a federal Urban Reinvestment Task Force Grant and federal Comprehensive Employment Training Act (CETA) funds. In the future, the plan is to supplement present funding with other sources such as the State Housing Finance Agency, the National Historic Preservation Act, the private secondary mortgage market, pension funds, direct borrowing and bonds. These funding sources would be used to cover the cost of administering the programs, loan funds, and the cost of defaults.

The chart Housing Rehabilitation Quantified Objectives translates the program activities and expenditures into number of loans processed, both public and private. Methods are presently being developed to measure other aspects of the program, such as services and neighborhood beautification.

Resources Available

The following table indicates the estimated resources available for the City's five-year housing program:

SOURCE: Comprehensive Report on Housing Conservation. City of Berkeley Housing Task Force - 1975.

DIRECT & INDIRECT COSTS OF
FIVE YEAR HOUSING CONSERVATION PROGRAM

Direct Cost

<u>PROGRAM</u>	<u>COST</u>	1st Year		3rd Year		5th Year		<u>TOTAL</u>	<u>FIVE YEARS</u>
		<u>COST</u>	<u>SOURCE</u>	<u>COST</u>	<u>SOURCE</u>	<u>COST</u>	<u>SOURCE</u>		
Municipal Loan	689,501	CDRS		1,034,251	CDRS	1,551,377	CDRS	5,429,819	
- Programs	64,501	CDRS		96,751	Other ²	145,127	Other	507,944	
- Loans	625,000 ¹			937,500	Sources	1,406,250	Sources	4,921,875	
Resid Rent Insp									
Neigh Rehab Insp	85,283	CDRS		127,924	CDRS	191,886	CDRS,OS	671,579	
Emerg Repair	79,809	CDRS		119,713	CDRS,OS	179,570	CDRS,OS	628,494	
Pilot Rehab	232,694	CDRS						523,561	
		Gen. Fund							
Neigh Hsg Insp				71,700	CDRS,OS	290,000	CDRS,OS	450,965	
Phys Dis & Srs	87,960	CDRS		131,940	CDRS,OS	197,910	CDRS,OS	692,685	
Const Training	126,300	Gen. Fund		189,450	Gen. Fd	284,175	Gen Fund	994,612	
Land Banking	15,000	CDRS ³		177,250	CDRS	265,875	CDRS,OS	763,687	
- Program	15,000			77,250		115,875		338,687	
- Loans				100,000		150,000		425,000	
Prepaid Maint	15,000	CDRS ³		122,750	CDRS,OS	184,125	CDRS,OS	545,312	
Neighborhood									
Beautification	100,000	CDRS		150,000	CDRS	225,000	CDRS	787,500	
Relocation Serv	188,787	CDRS		283,180	CDRS,OS	424,770	CDRS,OS	1,486,695	
- Program	49,287			73,930		110,895		388,133	
- Payments	139,500			209,250		313,875		1,098,562	
Direct Housing	102,746	CDRS		154,119	CDRS,OS	231,178	CDRS,OS	809,123	
T O T A L	1,723,080			2,562,277		4,025,866		13,784,033	

Indirect Cost

Administrative									
Support	344,616	Gen. Fund		512,455	Gen. Fund	805,173	Gen. Fund	2,756,806	CDRS,OS

T O T A L

Direct Costs	1,723,080			2,562,277			4,025,866		13,784,033
Indirect Costs	344,616			512,455			805,173		2,756,806
Total Cost	2,067,696			3,074,732			5,648,212		16,540,839

¹Loans of \$625,000 for the first year of: \$325,000 for Neighborhood Rehabilitation Inspection Program; \$200,000 Physically Disabled-Senior Rehabilitation Program; \$100,000 Emergency Repair Program.

²Other Sources (OS) includes State Housing Finance Agency, National Historic Preservation Act, secondary market, pension funds, direct borrowing & bonds.

³Represents the salary of one planner

Housing Rehabilitation Quantified Objectives
 Housing Rehab Projects by Year and by Type of Loan (in number of loans)*

<u>PROJECT</u>	<u>First Year</u>		<u>Third Year</u>		<u>Fifth Year</u>		<u>Total/Five Years</u>	
	Muni Loans	Private Loans	Muni Loans	Private Loans	Muni Loans	Private Loans	Muni Loans	Private Loans
CODES INSPECTION & COMPLIANCE ELEMENT								
Residential Rental Inspection**			50	100	150	300	275	550
Neighborhood Rehab Inspection	50	100	75	100	-	-	175	300
Emergency Repair	40	80	60	120	80	160	290	580
S U B T O T A L . . .	90	180	185	320	230	460	740	1,430
HOUSING REHABILITATION								
Pilot Rehabilitation	50	100					100	200
Phys Dis & Sr Hsg Rehab	20	none	50	none	75	40	225	65
Neighborhood Housing Rehab			75	150	125	200	300	475
S U B T O T A L . . .	70	100	125	150	200	240	625	740
T O T A L . . .	160	280	310***	470	430	700	1,365	2,170

* This table does not quantify all activities to be accomplished, such as survey, financial and rehabilitation counseling, and other housing services

** Municipal loans to correct hazardous conditions uncovered in the inspection process will be made through the Emergency Repair Fund. The first phase of the Residential Rental Inspection Program is the Neighborhood Rehab Insp. Project.

*** Substantial increases in the number of loans in the third year are based on the assumption that the City will be in a position to leverage funds to establish a larger loan pool for rehabilitation.

SOURCE: Comprehensive Report on Housing Conservation, City of Berkeley Housing Conservation Task Force - 1975

Relationship to Housing Goals and Policies

NOTE: Some housing goals and policies define broad community values; others identify specific needs to be addressed; still others deal with standards and procedures to be observed in the conduct of housing activities. Each housing activity relates to a variety of goals and policies. Collectively, they respond to all the goals and policies developed. This chart describes which goals and policies relate to each activity.

HOUSING GOALS AND POLICIES		CITY'S FIVE YEAR HOUSING PROGRAM									
		Program Planning Element	Municipal Loan Element	Codes Inspection and Compliance Element	Housing Rehabilitation Element	Architectural & Historic Preservation Element	Replacement Housing Element	Continuing & Preventive Maintenance Element	Housing Services Element	Relocation Services Element	Public Improvements and Services Element
1. THE RIGHT TO DECENT HOUSING		x	x	x	x	x	x	x	x	x	x
A. Standards of Adequacy			x	x				x			
B. Financing		x	x	x	x	x	x	x	x	x	x
C. Pleasant Neighborhoods		x									x
D. Rent Supports		x									
E. Taxation			x	x	x		x	x			
F. Opportunities for Home Ownership		x		x		x				x	
G. Relocation				x						x	
H. Housing Assistance		x									x
2. HOUSING MAINTENANCE AND IMPROVEMENT		x	x	x	x	x	x	x	x	x	x
A. Comprehensive Conservation Program		x	x	x	x	x	x	x	x	x	x
B. Code Enforcement		x	x								
C. Conversion or Demolition								x			
D. Abandonment, Vandalism and Malicious Mischief				x	x						
E. Historic Preservation						x					
3. HOUSING FOR PERSONS WITH SPECIAL NEEDS											
A. Location of Suitable Housing		x		x				x	x	x	x
B. Special Housing Requirements		x	x		x			x	x	x	x
C. Small Scale Residential Centers		x									
4. EQUAL ACCESS			x	x	x	x	x	x	x	x	x
A. Housing Discrimination		x	x	x			x	x	x	x	x
B. Allocation of Housing Assistance		x	x	x	x	x	x	x	x	x	x
C. Financing and Insurance		x					x				
D. Landlord-Tenant Relations			x								

Relationship to Housing Goals and Policies

NOTE: Some housing goals and policies define broad community values; others identify specific needs to be addressed; still others deal with standards and procedures to be observed in the conduct of housing activities. Each housing activity relates to a variety of goals and policies. Collectively, they respond to all the goals and policies developed. This chart describes which goals and policies relate to each activity.

HOUSING GOALS AND POLICIES		CITY'S FIVE YEAR HOUSING PROGRAM								
		Program Planning Element	Municipal Loan Element	Codes Inspection and Compliance Element	Housing Rehabilitation Element	Architectural & Historic Preservation Element	Replacement Housing Element	Continuing & Preventive Maintenance Element	Housing Services Element	Relocation Services Element
5.	RESPONSIBILITY FOR HOUSING NEEDS OF UNIVERSITY RELATED HOUSEHOLDS.	x								
	A. University Enrollment									
	B. Adherence to City Development Policies									
	C. New University Housing	x								
	D. Housing for 25% of Students	x								
	E. Coordination and Cooperation	x								
	F. Payments for City Services	x								
	G. University Owned Residential Buildings									
6.	ROLE OF NEIGHBORHOOD RESIDENTS AND COMMUNITY ORGANIZATIONS		x	x	x	x	x	x	x	x
	A. Housing and Neighborhood Conservation	x	x	x	x	x	x	x	x	x
	B. Development Decisions		x	x		x				x
	C. Mutual Self Help						x	x		
7.	DEVELOPMENT OF NEW HOUSING		x	x	x	x				x
	A. State and Federal Programs		x			x				x
	B. Residential-Commercial Developments					x				
	C. Publicly Owned Vacant Land	x				x				
	D. Replacement Housing	x	x	x	x	x				

III. OTHER HOUSING ACTIVITIES

Unassisted Construction, Conservation and Rehabilitation

The improvement of existing housing and the development of new housing by individuals and firms represents by far the largest ongoing investments in Berkeley housing. If Berkeley's housing goals are to be realized, Berkeley's housing activities must facilitate these unassisted improvements by supporting self-help, encouraging appropriate new housing and making sure that reasonably priced financing is available.

During 1974, permits for work costing over \$3,500,000 were taken out for termite control, decks, modernization roofs, foundation repairs and maintenance and rehabilitation projects. Improvements such as painting and landscaping which require no permits are impossible to measure but equally indispensable to preserving Berkeley's housing supply and neighborhood amenity. The rising market value of Berkeley housing will act as an incentive to owners to continue and perhaps accelerate their maintenance and rehabilitation activities. Berkeley's conservation program will facilitate this process for owners of more limited means.

New construction will continue to be inhibited by lack of vacant parcels high construction costs and density limitations. With adoption of a revised Master Plan and Zoning Ordinance, the intent of public policy will be more clearly defined; construction of appropriate new housing can be expected to increase.

Savo Island

The City Council has adopted the Savo Island Redevelopment Plan which calls for the development of 57 new low and moderate cost housing units within the three block area bounded by Milvia, Ward, Adeline and Russell Streets. The units will be built on sites either vacant or occupied by housing not feasible for rehabilitation. The first year action plan includes acquisition of the property for new housing, site clearance, relocation and design planning. The second year action program includes the provision of public improvements and rehabilitation of existing housing. Funds are to come from the Community Development Block Grant, repayments to the City from the West Berkeley Industrial Park Project, proceeds from Savo Island tax increment notes, repayment of proceeds of mortgages for housing improvement and proceeds from land resale.

University of California Housing Programs

The University of California Housing Services Office provides a number of services to students including rental listing, a model lease, special handouts to help students understand their rights and responsibilities as tenants, a special desk dealing with accommodations suitable for disabled students and special informational programs on housing that are incorporated in fall orientation programs for new students to the Campus. For a \$10 fee, staff members are provided special rental assistance.

There are 15 on-campus residence halls and 1,022 family apartments available to both graduate and undergraduate students. Important aspects of living in residence halls include coed halls and floors, variable meal plans, educational, social and recreational programming, student staff and minimal community guidelines. These programs meet many needs for University-related households and contribute to Berkeley's realization of its housing goals and policies.

Rent Subsidies

The Berkeley Housing Authority leases 1100 units from private owners. These units provide suitable homes to low income families, elderly persons and disabled persons at a cost based upon their income. The difference between the rent paid the owner and that paid by the tenant is provided by a federal Department of Housing and Urban Development grant under a contract with the Berkeley Housing Authority. The program under which these units are provided will be phased out over the next five years and replaced with a similar program under the Housing and Community Development Act of 1974.

The City has been seeking to increase the households being helped. An application for an initial 163 units under this new program has been submitted. The City's housing conservation program will seek to have additional units, new and substantially rehabilitated, subsidized through the program by contracts directly between owners and Department of Housing and Urban Development.

Private Non-Profit Housing

Over the past ten years, 330 senior citizen units and 84 family rental units have been built with below market rate loans subsidized by the Federal Housing Authority. There are income limitations for tenants but rents are not adjusted on the basis of income. The senior citizen units are located in two large complexes containing 149 and 93 units and two smaller complexes having 44 and 46 units each. The family units contain 36 and 48 units. The below-market rate program under which these were developed has been phased out and further development of such projects cannot be expected in the near future.

Non-Profit Housing Service Organizations

A number of non-profit social service organizations provide housing-related services. For some, such as senior centers, this is a very small part of their program. Others, such as the Center for Independent Living, are deeply involved in meeting the needs of their clientele and advocating for improved housing opportunities. Metro Housing and the Berkeley Tenants Union are entirely devoted to housing issues including discrimination, tenant-landlord relations and education. Legal aid groups such as the Berkeley Neighborhood Legal Services are prepared to represent eligible residents in housing litigation. The California Fair Employment Practices Commission is responsible for enforcement of the State's laws against housing discrimination due to race, color, religion, national origin or ancestry, sex or marital status.

Ordinance Development and Administration

In addition to programs to address specific housing needs, the city has a number of ordinances governing standards for housing development and maintenance. These ordinances are revised as appropriate to meet changing conditions and city policies.

The Housing and Development Department has the responsibility for administering development ordinances. These activities include development and administration of the Housing Code, Building Codes, Landmarks Preservation Ordinance, Sign Ordinance, Demolition Ordinance and the Vacant Building Ordinance. Administration of the Ordinances is through the issuance of permits and the enforcement of requirements for code violations.

The Comprehensive Planning Department has the responsibility for development and administration of the Zoning Ordinance, Subdivision Ordinance, the interim Neighborhood Preservation Ordinance and requirements for Environmental Impact review. Applications for land divisions, condominium conversions, Use Permits, variances, demolition and house moves are evaluated and processed through appropriate hearing and appeal procedures.

Relationship to Housing Goals and Policies

NOTE: Some housing goals and policies define broad community values; others identify specific needs to be addressed; still others deal with standards and procedures to be observed in the conduct of housing activities. Each housing activity relates to a variety of goals and policies. Collectively, they respond to all the goals and policies developed. This chart describes which goals and policies relate to each activity.

HOUSING GOALS AND POLICIES		OTHER HOUSING ACTIVITIES					
		Unassisted Construction and Rehabilitation	Savo Island Redevelopment	University of California Housing Programs	Rent Subsidies	Private Non-Profit Housing	Non-Profit Housing Service Organizations
1. THE RIGHT TO DECENT HOUSING		x	x	x	x	x	x
A. Standards of Adequacy							x
B. Financing		x	x	x			
C. Pleasant Neighborhoods		x	x	x			x
D. Rent Supports					x	x	
E. Taxation				x			x
F. Opportunities for Home Ownership			x				x
G. Relocation		x	x				x
H. Housing Assistance				x		x	
2. HOUSING MAINTENANCE AND IMPROVEMENT		x	x				x
A. Comprehensive Conservation Program		x	x				x
B. Code Enforcement							x
C. Conversion or Demolition							x
D. Abandonment, Vandalism and Malicious Mischief							x
E. Historic Preservation		x					x
3. HOUSING FOR PERSONS WITH SPECIAL NEEDS		x	x	x	x	x	x
A. Location of Suitable Housing		x	x	x	x	x	x
B. Special Housing Requirements		x		x	x	x	x
C. Small Scale Residential Centers		x		x	x	x	x
4. EQUAL ACCESS		x	x	x	x	x	x
A. Housing Discrimination		x	x	x	x	x	x
B. Allocation of Housing Assistance		x		x	x	x	
C. Financing and Insurance		x	x		x	x	
D. Landlord-Tenant Relations		x		x	x	x	

Relationship to Housing Goals and Policies

NOTE: Some housing goals and policies define broad community values; others identify specific needs to be addressed; still others deal with standards and procedures to be observed in the conduct of housing activities. Each housing activity relates to a variety of goals and policies. Collectively, they respond to all the goals and policies developed. This chart describes which goals and policies relate to each activity.

HOUSING GOALS AND POLICIES		Unassisted Construction and Rehabilitation	Savo Island Redevelopment	University of California Housing Programs	Rent Subsidies	Private Non-Profit Housing	Non-Profit Housing Service Organizations	Ordinance Development and Administration
5. RESPONSIBILITY FOR HOUSING NEEDS OF UNIVERSITY RELATED HOUSEHOLDS.		x		x				x
A. University Enrollment				x				
B. Adherence to City Development Policies				x				x
C. New University Housing		x		x				
D. Housing for 25% of Students				x				
E. Coordination and Cooperation				x				
F. Payments for City Services				x				
G. University Owned Residential Buildings				x				
6. ROLE OF NEIGHBORHOOD RESIDENTS AND COMMUNITY ORGANIZATIONS		x	x	x		x	x	x
A. Housing and Neighborhood Conservation			x	x				
B. Development Decisions		x	x	x		x		x
C. Mutual Self Help		x					x	
7. DEVELOPMENT OF NEW HOUSING		x	x	x	x	x	x	x
A. State and Federal Programs			x		x	x	x	
B. Residential-Commercial Developments		x						x
C. Publicly Owned Vacant Land		x	x	x		x		
D. Replacement Housing		x	x		x			

IV. POSSIBLE FUTURE ACTIVITIES

Rent Control

In 1972, an initiative amendment to the City Charter establishing a comprehensive program of rent control administered by an elected Rent Control Board was adopted by the voters. Under legal challenge, the Superior Court and Appelate Court have found the amendment unconstitutional. The State Supreme Court has agreed to hear the City's appeal of these decisions.

The objectives of the Charter Amendment are to control the imposition of exorbitant rents and prevent the deterioration of the existing stock in Berkeley. Debate over rent control has dealt with its effects on maintenance and investment in housing, its ability to keep rents within the reach of low and moderate income households and the costs for its administration.

Should the Supreme Court rule that the Charter Amendment is unconstitutional, study of another form of rent control may be desirable. Analysis of local conditions and review of rent control elsewhere can provide insight on the potential effects of rent control provisions that have been enacted elsewhere. Such a study should include participation from owners, tenants, lenders, city officials and property management companies so that any program developed has the maximum support and understanding from those who would be affected.

Tenant-Landlord Relationships

Beyond a short term experimental mediation board, Berkeley City government has not become actively involved in tenant-landlord relationships. Representatives of both owners and renters have from time to time solicited more active participation by City government. The owners see increasingly sophisticated tenants who not only demand their rights, but also at times take advantage of them. Tenants view themselves as impotent before a landlord who can evict them for no reason at the end of any lease period; this threat may be effective in a tight housing market where other housing is difficult to find but other tenants are easily located.

At present, a number of agencies are involved in tenant-landlord issues, either as an advocate for one group or as an informal mediating agent. The Berkeley Tenants Organizing Committee and the Realty Board are typical of advocacy organizations. Metro Housing Services assist both owners and tenants on understanding and exercising their responsibilities as well as their rights.

While the final adjudication of specific tenant-landlord problems rests with the courts; the appropriate role, if any, for the City to play has not received systematic examination. Among the suggestions that have been put forth are advocacy for changes in state legislation to make rights and obligations clearer, more equitable and easier to enforce; development of a permanent mediation service; technical assistance to

tenants in organizing and negotiating leases; preparation of model leases; and legal services to those unable to resolve their problems in other ways. A thorough analysis of the problems, current services, City capabilities and community priorities is needed as a basis for recommending a role of City government in tenant-landlord realtionships.

Housing Development Corporation

If Berkeley is to take an increasingly active part in housing, the organization of a housing development corporation may provide the vehicle for many activities that could not be undertaken through the traditional administrative structure. Such corporations, within established limitations, may be able to establish partnership relationships with other corporations, become directly involved in ownership and development of land, undertake rehabilitation work and make loans.

The experience with such corporations is varied. Berkeley's only experience was short-lived. Under the Model Cities Program, the Hardman-Marley Community Development Corporation was established and later dissolved. However, such a corporation may provide a basis for serving Berkeley's housing needs. An intensive investigation of experiences, problems and their relationships to local conditions is needed to determine if further work should be undertaken by the City.

Non-Profit Housing Cooperatives

Non-profit cooperatives offer a form of ownership that can keep housing costs low. In conjunction with the Savo Island Redevelopment Project, planning has proceeded to adapt this model to new housing in this project area. Occupants would share in the ownership and management of the project. As owners, they would be eligible for the owner-occupant property tax exemption; they would also control how the project is managed. If an occupant wished to move, his share would be bought back by the cooperative and resold to a new occupant. In this way, the cost for the units could remain low to future as well as present occupants.

The City should support this concept for existing as well as new housing. For example, guidelines would be developed for conversion from rental units for low income persons to co-ops.

Legislation

Legislation at the local, state and federal level can affect people's ability to obtain and conserve housing.

At the state and federal levels, Berkeley should advocate appropriate legislation to:

- increase tax relief for the elderly;
- provide payments to replace property taxes from which public property is exempt;

- provide tax incentives (e.g., income tax deductions or deferment of assessment increases for housing maintenance and rehabilitation;
- eliminate "redlining;"
- provide tax relief to renters comparable to that now available to owner/occupants;
- increase housing assistance available to Berkeley residents;
- expand City's opportunities to borrow funds for housing improvements.

At the local level, legislation should be enacted and revised to meet housing policies in such ways as:

- amendments to the Zoning Ordinance controlling in residential zones the demolition or conversion to non-residential use of usable housing;
- presale inspections, especially to identify hazardous conditions;
- adoption of a formal grievance procedure for relocation cases;
- incentives in the Zoning Ordinance for building housing designed to accommodate the disabled.

Financing

The availability of money for housing and rehabilitation is vital to reaching Berkeley's goal. Berkeley should look into the possibility of:

- a permanent revolving loan fund;
- direct borrowing for relending for housing;
- loan guarantee programs;
- investing pension funds in local housing;
- agreements with lending institutions to invest a higher percentage of their capital in Berkeley and to invest a share in high risk loans;
- using income from real estate transfer tax for housing.

Advocacy

In addition to formal legislation, the City can encourage and support private actions which lead to realization of housing goals. Such activities could include:

- encouraging and assisting sponsors develop housing for the elderly and other persons with special needs;
- encouraging the provision of appropriate forms of private relocation assistance;
- encouraging the University to invest a portion of its pension funds in Berkeley housing.

V. PROCESS FOR UPDATING HOUSING ELEMENT

Housing program planning is updated and becomes more detailed with budget preparation each year. The Housing and Development Department carries on evaluation of current programs to determine their effectiveness in meeting objectives. Changing conditions and opportunities are studied for their impact on the five-year program. Based upon these analyses, a three-year projected Housing Assistance Plan will be developed which includes detailed program planning for one year and projections for two years more. This Housing Assistance Plan becomes part of the City's application for Community Development Block Grant funds. The Housing Assistance Plan and the housing component of the Block Grant Application are reviewed by the Housing Advisory and Appeals Board. Their recommendations together with recommendations on all phases of the application from the Planning Commission, Recreation Commission, and Human Welfare Commission are then submitted with the City Manager's recommendations to the City Council. Council action on the Community Development Block Grant application will determine the modifications to be implemented. These will have long term implications in terms of program emphasis and schedule. The second phase of annual revision is the City budget. This follows a similar review process but involves all City departments and services. Those housing activities not funded with Community Development Block Grants (such as code and ordinance administration) also effect the meeting of short and long-term objectives set forth in the Housing Element.

After these program and budget processes have been completed, a revised five-year summary program will be prepared annually by the Comprehensive Planning Department to incorporate the changes resulting from these processes. (2) This updated Implementation Program, like the initial five-year program, will relate the programs to the goals and policies set forth. (3) Concise objectives and a clearly defined summary of program resources and focus will be included. (4) The thrust of individual programs will be described. (5) City programs will be related to other activities supporting housing in the community. (6) This updated program will then be submitted to the Planning Commission for review and adoption to the City Council. The Commission will direct its attention to the relationship of the programs to Council's adopted general goals and policies on housing. Additionally, the Commission will consider if the goals and policies continue to provide useful guidance to Berkeley's housing programs. If policies are found to be outdated, recommended changes will be prepared. Review of housing goals and policies will also be undertaken in conjunction with periodic revision of the entire Master Plan.

S_T_A_T_I_S_T_I_C_A_L_ A_P_P_E_N_D_I_X_

VI. STATISTICAL APPENDIX

- Comparison - 1960 & 1970, Berkeley and the San Francisco-Oakland SMSA
- Owner-Occupied Housing, 1970
- Distribution of Units by Number of Persons in Unit and by Number of Rooms in Units (Owner-Occupancy)
- Renter-Occupied Housing, 1970
- Distribution of Units by Number of Persons in Unit and by Number of Rooms in Units (Renter Occupancy)
- Age of Housing and Median Value and Rent
- Distribution of Units by Condition
- Vacancy Analysis - Berkeley and Region, 1970
- Length of Time at Address, 1970
- % Distribution of Units by Structure Type Within Census Tracts, 1970
- Cost of Housing - Median Rent and Median Value by Census Tract, 1970
- Housing Units Gained and Lost By Structure Type, 1971-1974
- Changes in Households and Housing Units, 1960-1970
- Household Makeup, 1970
- Population Changes, 1960-1970
- Population 50 and Over, 1960 and 1970
- Projection, 1980 Population 60 and Over
- Description of Sources of Income in 1969
- Total Low Income Households
- Housing Assistance Needs of Lower Income Households
- University of California Student Housing Type and Location
- Census of Population Map - 1970

COMPARISONS - 1960 - 1970
BERKELEY AND THE SAN FRANCISCO-OAKLAND SMSA

		1960		1970	
		REGION	Berkeley	REGION	Berkeley
Median Number of Rooms		4.7	4.4	4.7	4.1
Owner Occupied Single Family:					
Median Value		\$16,300	\$16,600	\$26,900	\$26,500
Median Persons/Household		3.1	2.5	2.9	2.4
% of all units		51.4%	42.0%	50.0%	33.6%
Renter - Occupied Housing					
Median Rent		\$78.	\$81.	\$140.	\$137
Median Persons/Household		2.0	2.5	1.9	1.8
% of All Units		42.9%	53.4%	46.2%	62.8%
Vacant % of All Units		5.7%	4.5%	3.8%	3.6%
% Distribution of Units By Structure Type					
1 Unit		63.9%	53.8%	59.1%	43.8%
2 Unit		7.7%	10.8%	7.2%	9.1%
3 or 4 Unit		7.1%	11.9%	7.3%	11.3%
5 or More Unit		21.2%	23.4%	26.4%	35.8%
% Distribution of Units By Age of Structure:					
Less than 10 years		28.4%	12.9%	24.7%	16.5%
10-20 years		18.1%	10.5%	13.7%	12.0%
Over 20 years		53.5%	76.6%	61.6%	61.5%
Source: U. S. Census - 1960 and 1970					

OWNER OCCUPIED HOUSING

1970

	Total	15000+	10000-	12500-	15000-	20000-	25000-	35000+			
		>5000	5-7500	10000	12500	15000	20000	25000	50000	50000+	Median
ROOMS											
1 and 2	67	9	-	-	-	-	18	13	17	-	10
3	280	-	5	9	29	40	68	75	42	-	12
4	1142	10	12	32	70	153	389	212	195	44	25
5	3983	6	15	29	129	218	1332	1205	728	278	43
6	3795	-	-	25	25	129	586	924	1296	659	151
7	2137	-	-	-	22	27	148	323	726	687	204
8+	2726	-	-	-	10	23	60	156	493	1141	843
Median	5.9	-	-	-	4.8	5.0	5.1	5.5	6.1	7.1	7.5+
Bedrooms											
None +1	631	-	-	-	21	18	231	111	178	57	15
2	5262	-	-	-	283	420	1463	1646	963	385	102
3	4940	-	-	-	41	167	670	976	1531	1225	330
4+	3181	-	-	17	26	71	205	194	669	1162	837
Berkeley	14130	25	32	95	285	590	2601	2908	3497	2809	1288
%	.2	.2	.7	2.0	4.2	18.4	20.6	24.7	19.9	9.1	
SMSA	503051	598	1357	3121	8188	13487	73320	120288	160391	33671	41630
%	.1	.3	.6	1.6	2.7	14.6	23.9	31.9	16.0	8.3	
Median Rms	5.7	4.3	4.2	4.4	4.6	4.8	5.0	5.4	5.9	6.7	7.5
Source - 1970 Census											

DISTRIBUTION OF UNITS BY NUMBER OF PERSONS IN UNIT AND
BY NUMBER OF ROOMS IN UNITS (OWNER-OCCUPANCY)

	1-2 Rooms	3 Rooms	4 Rooms	5 Rooms	6 Rooms	Total	%
1 Person	100	233	566	1,117	1,085	3101	19.5
2 Persons	47	157	718	2,003	2,724	5619	35.4
3 Persons	12	26	228	709	1,648	2623	16.6
4 Persons	8	24	134	451	1,614	2231	14.0
5 Persons	7	16	58	199	1,001	1281	8.1
6 Persons or More	5	11	48	154	820	1038	6.4
Median Number of Persons	1.9	2.0	2.4	2.6	3.4	15925	100.0

SOURCE: 1970 Census of Population and Housing - Berkeley Planning Department

RENTER - OCCUPIED HOUSING
1970

MEDIAN RENT

	Total	\$60- 69	\$70- 79	\$80- 99	\$100- 119	\$120- \$149	\$150- \$199	\$200- \$299	\$300+ -	No Cash	Median
Rooms											
1	2085	404	366	220	336	152	205	322	49	5	26
2	4857	195	169	268	1071	1103	1196	710	72	7	66
3	9529	160	177	315	1197	1680	2612	2788	439	30	131
4	7831	79	222	306	467	951	1900	2512	1228	92	74
5	3176	11	24	24	158	399	655	1020	670	115	100
6	1212	-	26	6	53	87	136	345	349	146	64
7	546	-	-	-	14	18	30	113	180	147	14
8+	379	5	-	-	7	20	12	18	148	143	26
Median	3.3	1.7	2.2	2.8	2.7	3.1	3.3	3.5	4.1	6.1	137
Bedrooms											
None	3343	588	364	170	688	538	590	344	61	-	95
1	14535	265	398	407	2223	2849	4038	3642	540	-	173
2	8813	62	239	305	339	990	1904	3151	1473	177	173
3+	3130	23	50	26	145	164	238	634	1075	581	194
Berkeley											
Total	29615	854	984	1139	3303	4410	6726	7828	3135	685	531
	2.9	3.3	3.8	11.2	14.9	22.8	26.4	10.6	2.3	1.8	
SMSA	520793	25047	18749	18586	49268	65124	114098	143105	60353	12728	13735
	4.8	3.6	3.6	9.5	12.5	21.9	27.5	11.6	2.4	2.5	
Med. Rms.	3.6	1.6	2.3	2.6	2.9	3.2	3.4	3.9	4.7	5.4	4.7
Source: 1970 Census											

X-5

DISTRIBUTION OF UNITS BY NUMBER OF PERSONS IN UNIT AND
BY NUMBER OF ROOMS IN UNITS (RENTER OCCUPANCY)

	1-2 Rooms	3 Rooms	4 Rooms	5 Rooms	6 Rooms
1 Person	5,400	4,242	1,817	524	195
2 Persons	1,648	3,735	3,035	985	413
3 Persons	182	882	1,604	768	405
4 Persons	75	253	1,002	553	469
5 Persons	25	49	267	228	368
6 Persons or More	13	30	168	155	242
Median Number of Persons	1.7	2.1	2.7	3.1	4.1

SOURCE: 1970 Census of Population and Housing - Berkeley Planning Department

AGE OF HOUSING AND MEDIAN VALUE & RENT

1970

	Year Built											
	1969 - 1970	1965 - 1968	1960 - 1964	1950 - 1959	1940 - 1949	Before 1940	Berke- Region	Berke- Region	Berke- Region	Berke- Region	Berke- Region	Berke- Region
Owner Occupied												
Number	9742	154	42608	681	64399	603	154326	577	94359	716	137617	4781
% of Total	1.9	2.1	8.5	9.1	12.8	8.0	30.7	7.7	18.8	9.5	27.4	63.6
Median Val.	\$31400	Avail	\$34700	\$47600	\$30700	\$43500	\$26900	\$36500	\$23900	\$23100	\$24000	\$25600

Renter Occupied												
Number	10192	646	43915	2176	77952	2846	86127	1445	72645	1560	229962	5690
% of Total	2.0	5.8	8.4	14.9	15.0	19.5	16.5	9.9	13.9	10.7	44.2	39.1
Median Rent	\$184	\$180	\$177	\$176	\$164	\$160	\$151	\$139	\$135	\$122	\$119	\$128

Source: 1970 Census

DISTRIBUTION OF UNITS BY CONDITION

	Sound	Substandard-Suitable Rehab	Substandard-Unsuitable	Total
Single Family:	10,932	9,523	164	20,619
Owner Occupied	7,641	6,657	115	14,413
Renter Occupied	3,138	2,733	47	5,918
Vacant	153	133	2	288
 2 & 3 Unit Structure	 4,894	 1,705	 43	 6,642
Owner Occupied	1,057	368	9	1,434
Renter Occupied	3,705	1,291	33	5,029
Vacant	132	46	1	179
 4 - 9 Unit Structures	 4,785	 3,062	 211	 8,058
Renter Occupied	4,608	2,949	203	7,760
Vacant	177	113	8	298
 10+ Unit Structure	 7,343	 1,893	 109	 9,345
Renter Occupied	7,079	1,825	105	9,009
Vacant	264	68	4	336
 Total	 27,954	 16,183	 527	 44,664
Owner Occupied	8,698	7,025	124	15,847
Renter Occupied	18,530	8,798	388	27,716
Vacant	726	360	15	1,101

VACANCY ANALYSIS - BERKELEY & REGION

1970

	Berkeley	SMSA
For Sale	122	5148
%		
> \$5000	-	.3%
\$5000-9999	-	.8%
10000-14999	8.8%	6.2%
15000-19999	38.7%	14.7%
20000-24999	8.0%	20.8%
25000-34999	23.4%	26.3%
35000-49999	15.3%	22.5%
50000 or more	5.8%	8.4%
Median	\$28,200	\$27,700
% Owner Occupied	.8%	.9%
For Rent	1070	25153
% > \$60	2.8%	10.1%
60-79	5.8%	12.5%
80-99	12.2%	11.8%
100-149	37.2%	31.5%
150-199	28.6%	20.6%
200 or more	13.4%	13.5%
Median	\$135.00	\$123.00
% Renter Occupied	36.5%	4.8%
Other	517	1311 ^b
Total	1709	43415
% all units	3.6%	3.8%

Source: 1970 Census

L E N G T H O F T I M E A T A D D R E S S

1970

	Owner Occupants		Renters		Total	
	No.	Percent	No.	Percent	No.	Percent
Less Than 1 year:	883	6.3	15483	52.3	16366	37.4
1 - 5 years	2874	20.4	9532	32.2	12406	28.4
6 - 10 "	2257	16.0	2531	8.5	4788	10.9
11 - 20 "	4007	28.4	1465	4.9	5472	12.5
Over 20 "	4031	28.9	622	2.1	4703	10.8
T O T A L	14102	100.0	29633	100.0	43735	100.0

6-6

Source: 1970 Census

% Distribution of Units by
Structure Type Within Census Tracts

CENSUS TRACT	Single	2 Unit	3 or 4 Unit	5 or more and other
4211	95.0	3.8	.6	.5
12	97.8	1.1	.7	.3
13	87.7	2.3	2.0	7.9
14	91.2	5.9	1.5	1.4
15	87.6	5.3	3.9	3.3
16	75.4	10.1	7.2	7.3
17	30.0	15.6	14.9	39.5
18	72.8	7.1	10.6	9.5
19	70.8	14.4	3.9	10.9
20	36.1	16.7	9.5	37.7
21	52.8	9.0	21.0	17.2
22	47.8	12.1	15.9	24.2
23	39.8	11.9	11.8	36.5
24	10.5	7.8	11.4	70.4
25	11.8	7.7	13.3	67.2
26				
27	12.6	6.3	5.9	75.2
28	5.4	1.0	4.1	89.4
29	4.4	1.4	4.0	90.2
30	42.2	11.8	14.9	31.1
31	57.3	6.3	9.3	27.1
32	41.3	12.7	15.1	31.0
33	65.9	7.8	13.7	12.6
34	46.2	14.7	17.3	21.8
35	23.7	8.8	12.4	53.2
36	19.1	11.5	14.2	55.2
37	36.2	8.2	12.8	42.9
38	69.7	7.9	9.6	12.8
39	33.1	15.9	24.8	26.2
40	39.5	14.6	20.9	25.1
TOTAL	43.8	9.1	11.3	35.8

Cost of Housing - Median Rent
and Median Value by Census Tract

CENSUS TRACT	Owner - Occupied		Renter - Occupied
	Median Value		Median Rent
4211	\$39300		\$225
12	40000		222
13	27800		150
14	32800		165
15	37700		168
16	39800		161
17	27900		152
18	23400		142
19	21400		118
20	15400		72
21	16900		104
22	20400		113
23	21500		134
24	29000		143
25	41200		143
26			
27	46800		171
28	20000		125
29	27200		136
30	19900		126
31	18200		99
32	16100		101
33	18900		100
34	18800		105
35	23000		119
36	28900		151
37	44300		155
38	44100		146
39	22700		121
40	18300		93
TOTAL	26600		128

HOUSING UNITS GAINED AND LOST
By Structure Type
1971-1974

CENSUS TRACT	Single Family		2 Unit		3 & 4 Unit		5 or More Unit		NET CHANGE
	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss	
4211	+10								+ 10
12	+ 6								+ 6
13	+ 1	-1			-2				- 2
14									
15	+ 9	-1							+ 8
16	+14	-5					+ 6		+ 15
17		-3	+ 4	-4	+13		+ 105		+115
18									
19	+1								+ 1
20		-16			-6		- 3		- 25
21	+1	-1							
22	+1		+2	-2	+ 7		+ 72		+ 20
23		-2	+8					- 14	- 8
24		-4			+ 3	-4	+ 38		+ 33
25		-1	+2	-2			+ 37		36
26									
27	+1	-1					+ 102	- 11	+ 91
28		-2		-2			+ 138		+134
29						-3	+ 40	- 6	+ 31
30	+1	-2			+ 3			- 7	5
31		-2	+2						
32		-1	+2			-3			2
33		-2		-2					-1
34		-3	+2				+ 97		- 96
35	+1	-4		-2	+7	-4		-176	-178
36	+1	-7	+4	-6			39		+ 31
37									
38									
39		-16		-26		-17	+ 6	-23	- 76
40		-8	+2	-6			+ 13		- 1
TOTAL	+47	-82	+28	-60	+33	-34	+633	-237	+328

CHANGES IN HOUSEHOLDS AND HOUSING UNITS

1960 - 1970

	1960		1970		CHANGE	
	No. of Households	% of Households	No. of Households	% of Households	No. of Households	% of Households
<u>ALL HOUSEHOLDS</u>						
1 Person	10708	27.0	15279	33.5	4571	+42.7
2 Persons	13657	34.4	15465	33.9	1808	+13.2
3 Persons	6351	16.0	6464	14.2	113	+ 1.8
4 Persons	4383	11.0	4583	10.0	200	+ 4.6
5 Persons	2526	6.4	2218	4.8	-308	-14.9
6 or more Persons	2061	5.2	1646	3.6	-415	-20.1
TOTAL	39686	100.0	45655	100.0	5969	+15.0
<u>HOUSING UNITS</u>						
1 Room	1782	4.3	2603	5.5	826	+44.1
2 Rooms	4451	10.7	5425	11.5	974	+21.9
3 Rooms	8619	20.7	10136	21.4	1517	+17.6
4 Rooms	6949	16.7	10019	21.1	3070	+44.2
5 Rooms	8104	19.5	8018	16.9	-86	- 1.1
6 or more Rooms	11663	20.1	11158	23.6	-505	- 4.3
TOTAL	41568	100.0	47364	100.0	5796	+13.9
Source:	1970 Census					

H O U S E H O L D M A K E - U P

1970

<u>Household Types</u>	<u>Owner Occupant</u>		<u>Renter</u>		<u>Total</u>	
	No.	Percent	No.	Percent	No.	Percent
1 Person:	3116	19.5	12250	41.3	15366	33.7
Under 65	1407	8.8	9891	33.3	11298	24.8
Over 65	1709	10.7	2359	8.0	4068	8.9
Families:	12216	76.5	12039	40.6	24255	53.1
Husband/Wife	10182	63.8	8501	28.7	18683	40.9
Other Male Head	386	2.4	595	2.0	981	2.1
Female Head	1648	10.3	2943	9.9	4591	10.1
Other Households:	647	4.0	5383	18.1	6030	13.2
Male Head	251	1.5	3410	11.5	3661	8.0
Female Head	396	2.5	1973	6.6	2369	5.2
T O T A L	15979	100.0	29672	100.0	45651	100.0

Source: 1970 Census

POPULATION CHANGES

1960 - 1970

AGE	1960					1970					Percentage Change				
	U.C. Student	1 White	2 White	Non White	Total	U.C. Student	1 White	2 White	Non White	Total	U.C. Student	1 White	2 White	Non White	Total
0-4	-	5829	3258	9087		3544	2854	6398			-	-39.2	-12.4	-29.6	
5-9	-	4501	2993	7494		3687	3182	6869			-	-18.1	-6.3	-8.3	
10-14	-	4486	2575	7061		3311	3087	6398			-	-26.2	19.9	-9.4	
15-19	3661	4396	1801	9858	4816	3016	2812	10644		31.5	-31.4	56.1	8.0		
20-24	5235	5803	1835	12873	10798	9911	3515	24224		106.3	70.8	91.6	88.2		
25-29	1810	5056	2063	8929	3009	7663	2864	13536		66.2	51.6	38.8	51.6		
30-34	630	4381	2155	6166	993	3862	2176	7031		57.6	-11.8	1.0	14.0		
35-39	291	4284	2532	7107	394	2709	1785	4888		35.4	-36.8	-29.5	-31.1		
40-44	111	3978	2149	6238	234	2619	1915	4768		110.8	-34.2	-10.9	-23.6		
45-49	118	4205	1868	7191	120	2846	2212	5178		1.7	-32.3	18.4	-28.0		
50-54	20	4163	1413	5596	42	2798	2044	4884		110.0	-32.8	44.7	-12.7		
55-59	21	4297	1103	5421	10	2909	1683	4602		-52.4	-32.3	52.6	-15.1		
60-64	-	4020	739	4759	2	2817	1295	4114		+00	-29.9	75.2	-13.6		
65-69	-	4005	616	4621	1	2733	1033	3767		+00	-31.8	67.7	-18.5		
70-74	-	3394	461	3855	-	2556	626	3182		-	-24.7	35.8	-17.5		
75+	-	4576	436	5012	-	4965	1268	6233		-	8.5	190.8	24.4		
TOTAL	11897	71374	27997	111268	20419	61946	34351	116716		71.6	-13.2	23.1	4.9		

1 assume 90% of students white, 10% non-white

2 include Spanish American

3 include Black, Asian, other

Source: The People of Berkeley: Who They Are
1960 Census of Population and Housing

POPULATION 50 AND OVER
1960 and 1970

Age	White			Spanish*			Non-White			Total		
	1960	1970	% Ch.	1960	1970	% Ch.	1960	1970	% Ch.	1960	1970	% Ch.
50-54												
Male	1778	1212	-31.8	68	64	-5.9	712	959	+34.7	2490	2171	-12.8
Female	2403	1619	-32.6	78	161	+100.6	703	1094	+55.6	3106	2713	-12.7
Total	4181	2831	-32.3	146	225	+54.1	1415	2053	+45.1	5596	4884	-12.7
55-59												
Male	1803	1237	-31.4	40	60	+50.0	570	866	+51.9	2373	2103	-11.4
Female	2513	1682	-33.1	67	107	+59.7	535	907	+69.5	3048	2589	-15.1
Total	4316	2919	-32.4	107	167	+56.1	1105	1773	+60.5	5421	4692	-13.4
60-64												
Male	1638	1156	-29.4	76	94	+23.7	332	623	+87.7	1970	1779	-9.7
Female	2382	1663	-30.2	63	125	+98.4	407	672	+65.1	2785	2335	-16.3
Total	4020	2819	-29.9	139	219	+57.6	739	1295	+75.2	4759	4114	-13.6
65-69												
Male	1524	1025	-32.7	43	105	+144.2	259	494	+90.7	1783	1519	-14.8
Female	2481	1709	-31.1	79	96	+21.5	357	539	+51.0	2838	2248	-26.8
Total	4005	2734	-31.7	122	201	+64.8	616	1033	+67.7	4621	3767	-18.5
70-74												
Male	1246	912	-26.8	37	53	+43.2	212	244	+15.1	1458	1156	-20.7
Female	2148	1644	-23.5	34	25	-26.5	249	382	+53.4	2397	2025	-15.5
Total	3394	2556	-24.7	71	78	+9.9	461	626	+35.8	3855	3182	-17.5
75+												
Male	1495	1473	-1.5	37	13	-64.9	203	600	+195.6	1698	2073	+22.1
Female	3081	3492	+13.3	58	102	+75.9	233	668	+186.7	3314	4160	+25.5
Total	4576	4965	+8.5	95	115	+21.0	436	1268	+190.8	5012	6233	+24.4

Note: The Census has issued revised figures for total population and housing for Berkeley. Because these revised figures contain no details on age, sex or race; computations in this table are based on the uncorrected figures originally published. Revisions produced a reduction of 2.2% in total population.
 *In 1960 this included Spanish surname only; in 1970 included persons of Spanish surname, descent and language.

Source: 1970 Census of Population and Housing

PROJECTION
1980 POPULATION 60 AND OVER

	Age 60-64		Age 65-69		Age 70-74		75 & Over		60 & Over - Total			
	1970	1980	1970	1980	1970	1980	1970	1980	1970	% of Total	1980	% of Total
White												
Male	1156	788	1025	705	912	647	1473	1194	4566	26.4	3334	19.7
Female	1663	1117	1709	1144	1644	1147	3492	3080	8508	49.2	6488	38.3
Total	2819	1905	2734	1849	2556	1794	4965	4274	13,074	75.6	9822	58.0
Non-White												
Male	623	843	494	753	244	455	600	1191	1961	11.3	3242	19.1
Female	672	1050	539	916	382	632	668	1271	2261	13.1	3869	22.9
Total	1295	1893	1033	1669	626	1087	1268	2452	4222	24.4	7111	42.0
Total												
Male	1779	1631	1519	1458	1156	1102	2073	2385	6527	37.7	6576	38.8
Female	2335	2167	2248	2060	2026	1779	4160	4351	10,769	62.3	10,357	61.2
TOTAL	4114	3798	3767	3518	3182	2881	6233	6736	17,296	100.0	16,933	100.0

Note: The Census has issued revised figures for total population and housing for Berkeley. Because these revised figures contain no details on age, sex or race; computations in this table are based on the uncorrected figures originally published. Revisions produced a reduction of 2.2% in total population.

Source: 1970 Census of Population and Housing

DESCRIPTION OF SOURCES OF INCOME IN 1969

All families	24,379
With wage or salary income	20,646
Mean wage or salary	\$10,462
Non-farm self-employment income	3,837
Mean non-farm income	\$ 8,364
Farm self-employment income	194
Mean farm income	\$ 1,094
Social Security income	4,494
Mean Social Security income	\$ 1,723
Public assistance income	2,257
Mean public assistance income	\$ 1,410
With other income	12,543
Mean other income	\$ 3,361

Source: 1970 Census of Population and Housing
Berkeley Planning Department

TOTAL LOW INCOME HOUSEHOLDS

	<u>Total</u>		
Total	30,617	<u>Large Families</u>	<u>Other</u>
Elderly - Handicapped	5976	1557	29,060
Non-elderly - Handicapped	24,641	153	5823
		1404	23,237

Black Households

	<u>Total</u>		
Total	7256	<u>Large Families</u>	<u>Other</u>
Elderly - Handicapped	1139	736	6520
Non-elderly - Handicapped	6117	77	1062
		659	5458

Spanish Surname Households

	<u>Total</u>		
Total	1208	<u>Large Families</u>	<u>Other</u>
Elderly - Handicapped	75	352	856
Non-elderly - Handicapped	1133	10	65
		342	791

SOURCE: 1970 Census of Population and Housing, Berkeley Planning Department

HOUSING ASSISTANCE NEEDS OF LOWER INCOME HOUSEHOLDS

<u>Households</u>	<u>Number</u>	<u>Percent of All L. I. Hsholds.</u>	<u>Percent of City-Wide Group</u>
Total	23,632	77	52
Black	4,276	59	43
Spanish-surname	717	59	33

UNIVERSITY OF CALIFORNIA STUDENT HOUSING TYPE AND LOCATION

	1 9 6 7		1 9 7 0		1 9 7 3	
Total Students	No.	Percent	No.	Percent	No.	Percent
<u>Housing Type:</u>						
UC Dormitory	3493	13.7	3867	14.0	3520	12.6
Other group*	5801	22.8	4135	14.9	4072	14.5
UC Apt.	1000	3.9	922	3.3	966	3.5
Apt. Alone, Spouse	7560	29.7	7737	27.9	6739	24.1
Apt. Roommates	5492	20.8	8023	29.0	8441	30.1
Parents or Relatives	2139	8.4	2611	9.4	3437	12.6
Other	197	0.7	406	1.5	722	2.6
<u>Location</u>						
Berkeley	19470	76.4	19896	71.8	18417	65.8
Oakland	1666	6.5	2203	8.0	2296	8.2
Other	4346	17.1	5602	20.2	7284	26.0

* Includes "I" house, coops, rented rooms, sorority, fraternity, room & board rentals

Distribution of Student Income - 1973 - 9 months

Less Than \$2000	24.9%	
\$2000 - \$3000	41.0	Average \$2788
\$3000 - \$5000	24.3	
\$5000 +	9.8	

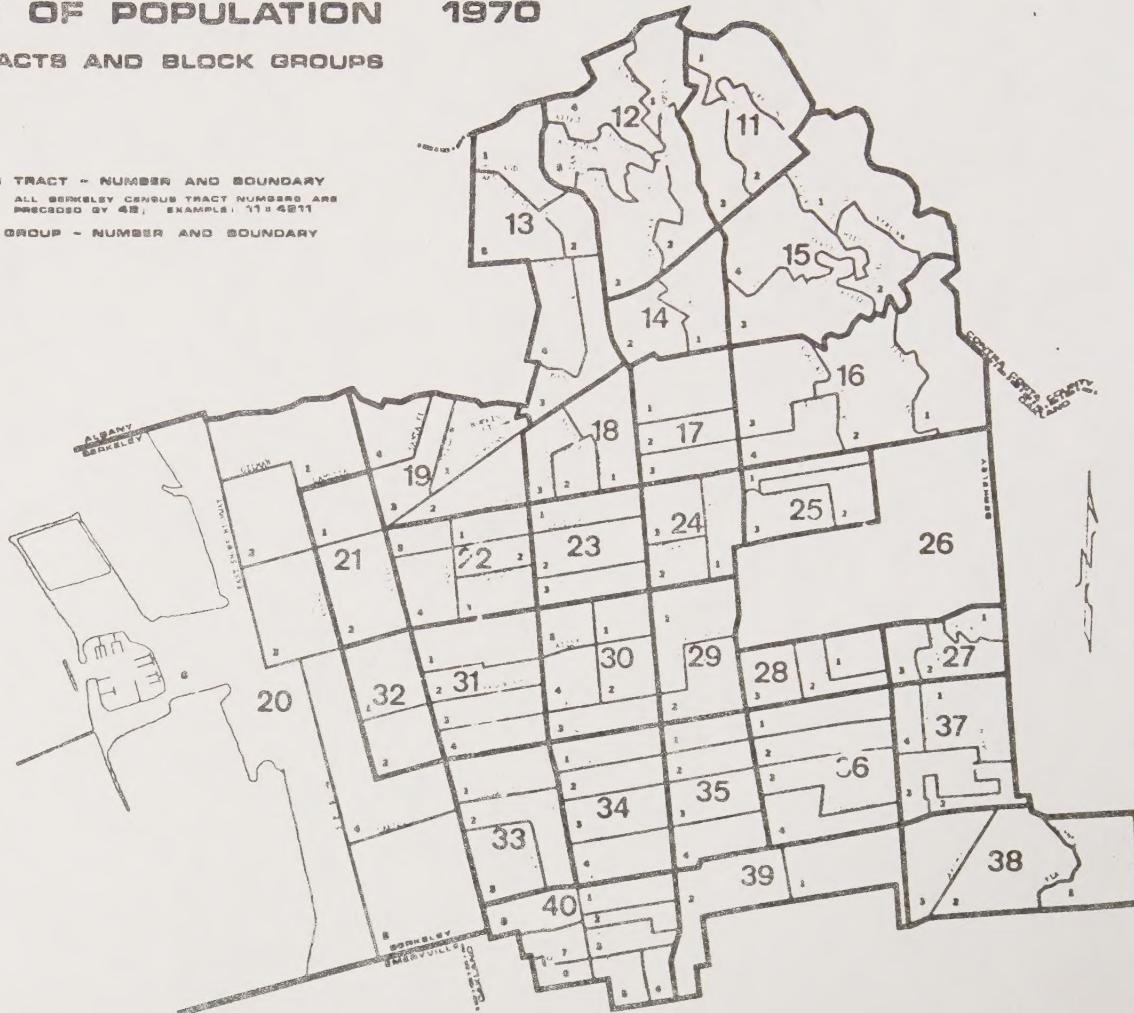
Source: University of California

CENSUS OF POPULATION 1970

CENSUS TRACTS AND BLOCK GROUPS

11 CENSUS TRACT - NUMBER AND BOUNDARY
NOTE: ALL BERKELEY CENSUS TRACT NUMBERS ARE
PRECEDED BY 48; EXAMPLE: 11-4811

1 BLOCK GROUP - NUMBER AND BOUNDARY



x-22

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